

Keith Hovell BA BTP MNZPI

Resource Management Consultant
and Certified Hearing Commissioner

12 June 2018

City Planning
Dunedin City Council
P O Box 5045
DUNEDIN



Dear Sir
Resource Consent – Otago Hospitality Limited

On behalf of Otago Hospitality Limited I enclose two copies of a resource consent seeking approval to operate a function centre (already established) on the grounds of the Otago Golf Club at 125 Balmacewen Road, Dunedin.

I enclose the required deposit of \$1,350.00. Please issue a GST receipt for the same. Please note that any further costs that may apply to the processing of the application should be forwarded direct to the applicant.

Should you have any queries in relation to the above do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'K J Hovell'.

K J Hovell

Hovell Environmental Planning

Telephone: 021 778477

Mail: P O Box 5068, Dunedin 9058

Email: keith@hovell.co.nz

Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We OTAGO GOLF CLUB TRADING AS OTAGO HOSPITALITY LTD (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

☒ Land Use Consent ☐ Subdivision Consent

I opt out/~~delete one~~ (delete one) of the fast-track consent process (only applies to controlled activities under the district plan, where an electronic address for service is provided)

Brief description of the proposed activity: OPERATION OF A FUNCTIONS CENTRE FOR ACTIVITIES NOT ASSOCIATED WITH GOLF COURSE, AND SALE OF ALCOHOL (ON-LICENCE) AT SUCH FUNCTIONS WHICH INCLUDE MEETINGS, EDUCATIONAL SEMINARS, CONFERENCES, WEDDINGS AND SIMILAR SOCIAL GATHERINGS.

Have you applied for a Building Consent? ☐ Yes, Building Consent Number ABA _____ ☒ No

Site location/description

I am/We are the: ☐ owner ☒ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 125 BALMACEWEN ROAD, DUNEDIN

Legal Description: PART LOT 3 DP 5056

Certificate of Title: CFR 3152820

Contact details

Name: KEITH HOVELL (applicant/agent (delete one))

Address: PO BOX 5068, MORAY PLACE, DUNEDIN 9058 Postcode: _____

Phone (daytime): 021 778477 Email: keith@hovell.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: JANE KUBALA, OTAGO GOLF CLUB

Address: PO BOX 12005 DUNEDIN 9043

Bank details for refunds

Bank Account Name: _____

Account Number:

06

Bank Branch

0401

0308790

Account Number

00

Suffix

Ownership of the site

Who is the current owner of the site? OTAGO GOLF CLUB INC (CERT OF INC ATTACHED)

If the applicant is not the site owner, please provide the site owner's contact details:

Address: PO BOX 12005 DUNEDIN Postcode: 9043

Phone (daytime): 4672096 Email: jane@otagogolfclub.co.nz

Occupation of the site

Please list the full name and address of each occupier of the site: _____

OTAGO GOLF CLUB - AS ABOVE

BALMACEWEN TENNIS CLUB - Contact Sarah Stevenson Phone 4640378

Email: info@balmactennis.co.nz

Mail: 17 Tolcarne Ave, Dunedin 9010

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

NOT APPLICABLE

(month and year)

Monitoring is an additional cost over and above consent processing. You may be charged at the time of the consent being issued or at the time monitoring occurs. Please refer to City Planning's Schedule of Fees for the current monitoring fee.

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

REFER TO ATTACHED ASSESSMENT

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

REFER TO ATTACHED ASSESSMENT

(Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? RURAL

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

ULCA 16 ROSS CREEK / BALMACEWEN

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

REFER TO ASSESSMENT

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: _____

Address: _____

= NOT APPLICABLE =

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

REFER TO ASSESSMENT

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

☐ Water Permit ☐ Discharge Permit ☐ Coastal Permit ☐ Land Use Consent for certain uses of lake beds and rivers ☒ Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of ~~Applicant~~/Agent (delete one): _____

Date: 07-06-18

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- ☐ Avoid unreasonably prejudicing your commercial position
- ☐ Protect information you have supplied to Council in confidence
- ☐ Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Development contributions

Your application may also be required to pay development contributions under the Council's Development Contributions Policy. For more information please ring 477 4000 and ask to speak to the Development Contributions Officer, or email developmentcontributions@dcc.govt.nz.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

By Phone: (03) 477 4000, Fax: (03) 474 3451

By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- ☒ Completed and Signed Application Form
- ☒ Description of Activity and Assessment of Effects
- ☐ Site Plan, Floor Plan and Elevations (where relevant)
- ☒ Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- ☐ Written Approvals
- ☐ Forms and plans and any other relevant documentation signed and dated by Affected Persons
- ☒ Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)
- ☒ Bank account details for refunds

In addition, subdivision applications also need the following information

- ☐ Number of existing lots.
- ☐ Number of proposed lots.
- ☐ Total area of subdivision.
- ☐ The position of all new boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

☐ Yes ☐ No

Application: ☐ Received ☐ Rejected

Received by: ☐ Counter ☐ Post ☐ Courier ☐ Other: _____

Comments: _____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____ Date: _____



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 151811
Land Registration District Otago
Date Issued 17 May 2004

Prior References

104532 143775

Estate	Fee Simple
Area	29.1983 hectares more or less
Legal Description	Lot 8 Deposited Plan 325872 and Lot 2, 4 Deposited Plan 5056 and Part Lot 3 Deposited Plan 5056 and Part Section 18 Block II Upper Kaikorai Survey District and Section 1 Survey Office Plan 313870

Proprietors

The Otago Golf Club (Incorporated)

Interests

Subject to a right of way over part lot 3 DP 5056 coloured yellow on DP 11450 created by Transfer 317176 - 1.1.1870 at 12:00 am

The right of way created by Transfer 317176 are subject to the Council's conditions of consent endorsed on DP 11450

Subject to Batter Rights over part formerly CT OT3A/1241 to Balmacewen Road frontage created by Transfer 315416

Subject to Part IV A Conservation Act 1987 (affects lot 8 DP 325872)

Subject to Section 11 Crown Minerals Act 1991 (affects lot 8 DP 325872)

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 319904 - 13.10.1967 at 11.00 am

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 320391 - 31.10.1967 at 11.59 am

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 320871 - 13.11.1967 at 11.50 am

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 321708 - 28.11.1967 at 2.45 pm

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 327007 - 16.5.1968 at 2.30 pm

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 327701 - 5.6.1968 at 11.48 am

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 331517 - 9.9.1968 at 10.46 am

Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 331705 - 12.9.1968 at 11.22 am

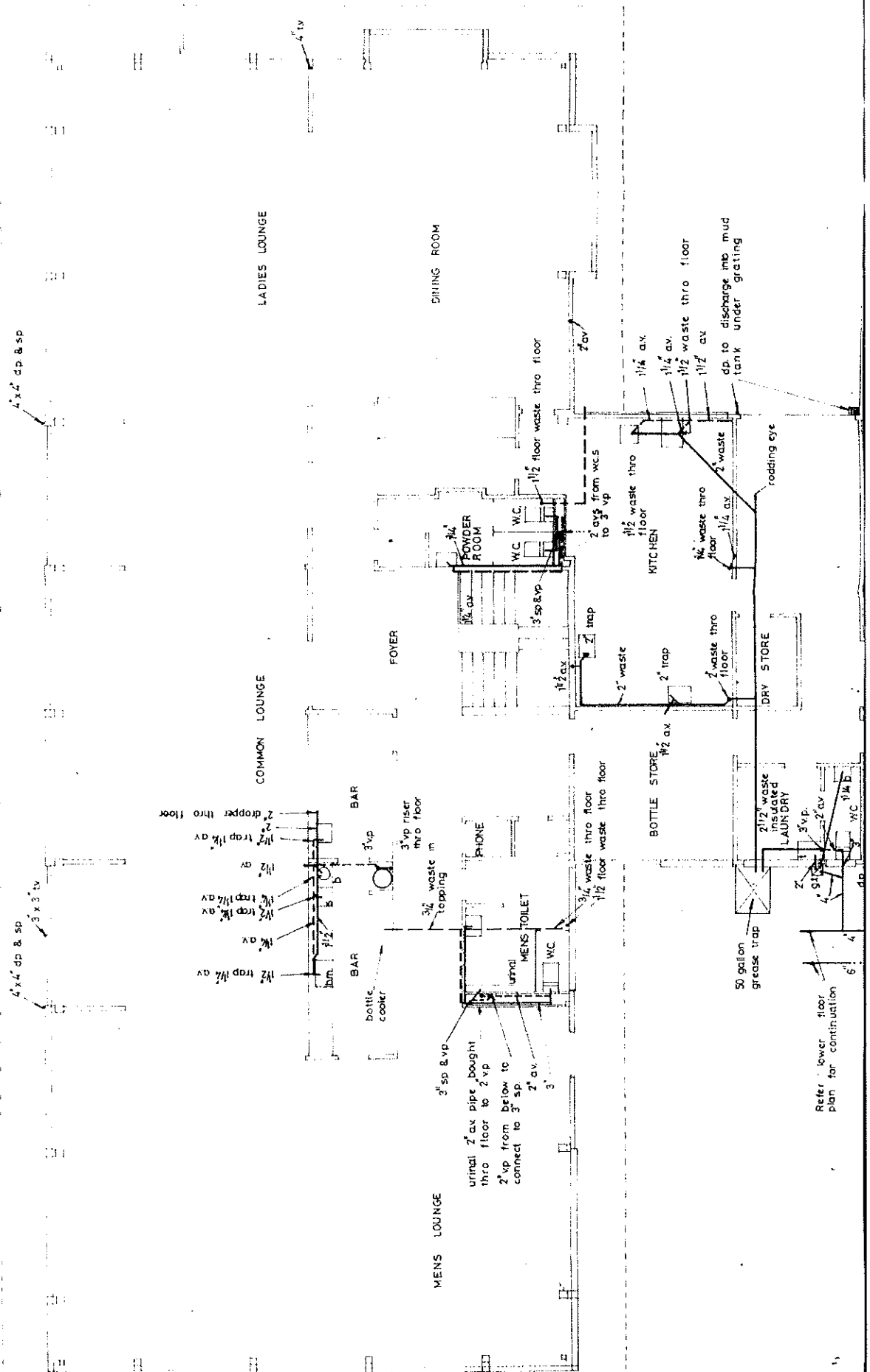
Subject to Drainage Rights over part formerly CT OT3A/1241 created by Transfer 332167 - 24.9.1968 at 2.37 pm

Subject to Section 241(2) and Section 242(1) Resource Management Act 1991(affects DP 325872)

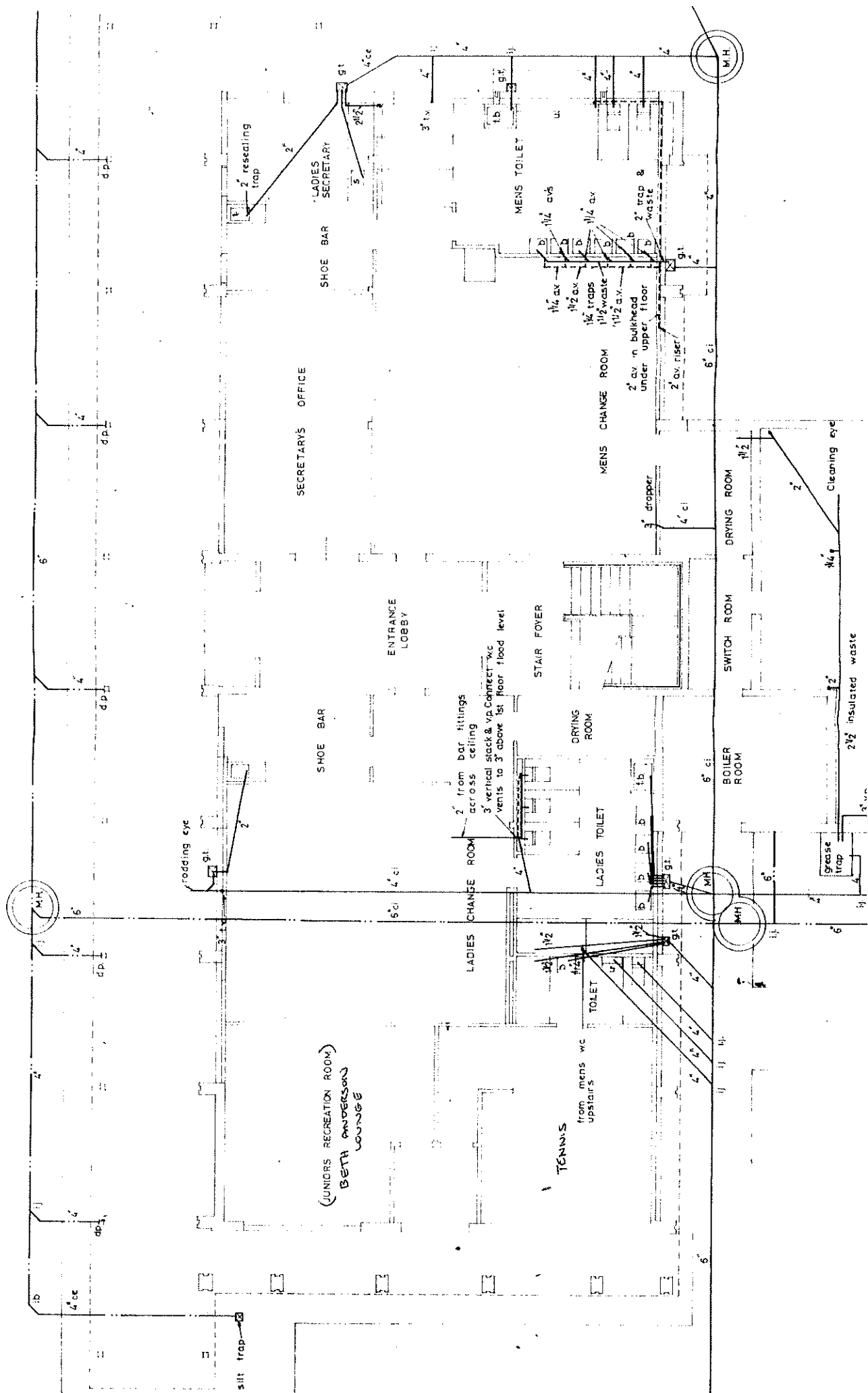
5883134.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.2.2004 at 9:00 am (affects lot 8 DP 325872)

Land Covenant in Easement Instrument 5899691.21 - 16.2.2004 at 9:00 am (affects land formerly contained in CT104532)

Subject to Section 345(2A)(a) Local Government Act 1974



Refer lower floor plan for continuation



ASSESSMENT OF ENVIRONMENTAL EFFECTS



FUNCTION CENTRE AND ON-LICENCE AT OTAGO GOLF COURSE

125 Balmacewen Road
Dunedin

JUNE 2018

Applicant: Otago Hospitality Limited



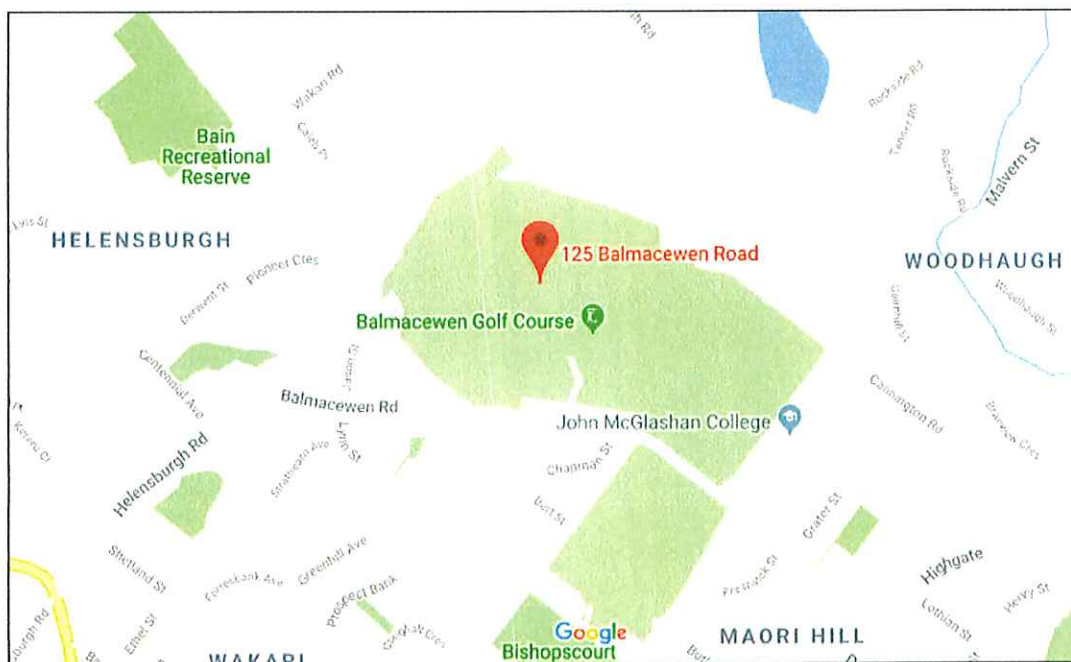
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Appendix 1 Extracts from Companies Register

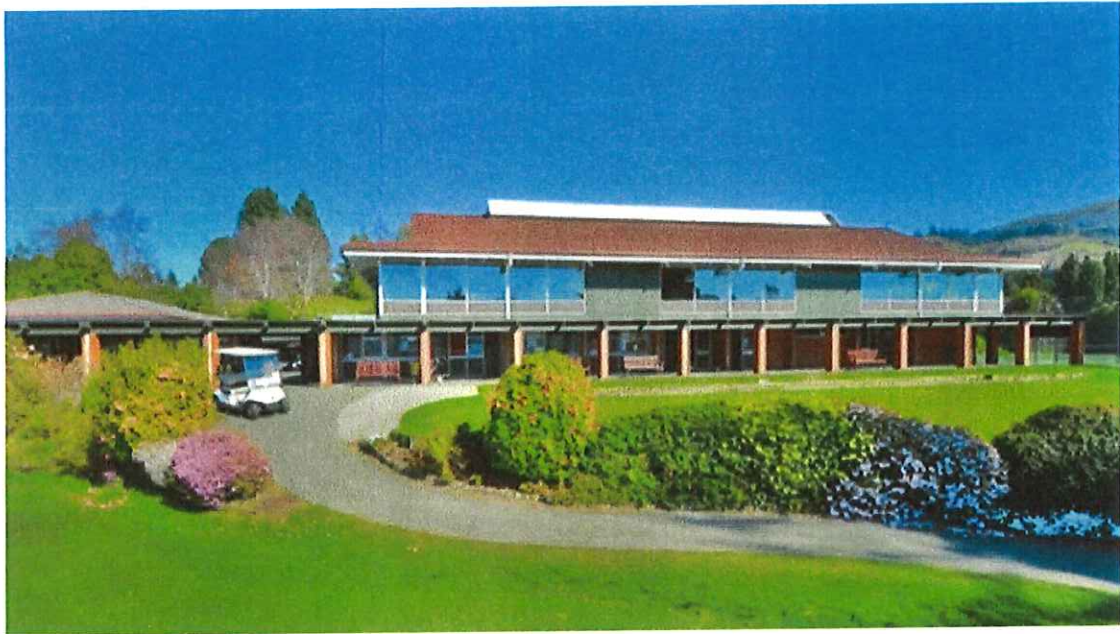
Appendix 2 Activities on the Site 2017

Appendix 3 Photographs



1. INTRODUCTION

This application is lodged in the name of Otago Hospitality Limited. A copy of the relevant extract of the Companies Register is attached in Appendix 1. The purpose of this company is to manage activities associated with the use the building conveniently described as the Otago Golf Club clubrooms and all activities undertaken within them. The clubrooms are generally shown in the building below.



The Otago Golf Club was established in 1871 and has historical significance as the oldest golf course in the southern hemisphere. It has been the location of national and regional championships over many years. Competitors at the course include Gary Player, Arnold Palmer and Sir Bob Charles.

The existing clubrooms have used by the club and its members for a range of sporting and social activities since its erection, thought to be in the mid-1970s. The premises have also been made available by way of hire to for activities not associated with the use of the golf club. This includes use for conferences, service club functions (Rotary and Lions), commercial business promotions, weddings and other social events. When liquor has been sold at these events then Special Liquor Licences have been obtained.

A full range of activities undertaken within the clubrooms for the 2017 calendar year is attached in Appendix 2. Details are provided on that list of where a bar service has been provided or live music played. It is anticipated that a similar range of activities will take place in the future.

In 1980 town planning consent was granted "to use the existing kitchen facilities for catering outside". The current use of the use goes beyond that consent and

beyond the use of the premises reasonably associated with activities of the Otago Golf Club. This consent therefore seeks retrospective and ongoing approval to use the premises as set out above and to operate an on-licence to provide for the sale of alcohol in association with these activities.

Generally, it is the upper level of the building that will be used for such events. This includes two lounge areas, one to the north with bar facilities, and one to the south with a counter for food sales and an adjoining kitchen. Between the two lounges is a connecting area, also with access to the bar, able to be used separately or as part of either lounge area. For some events all three areas are used as one, with sliding doors able to be pulled back. At the ground floor level is located the Beth Anderson lounge.

Photographs of these areas are shown in Appendix 3.

In preparing this consent regard has only been given to the provisions of the Operative Dunedin City District Plan. The Proposed Plan has yet to reach a stage where the provisions within it can be taken into account.

2. THE SITE

The Otago Golf Club, the subject of this application, is located at 125 Balmacewen Road, Dunedin, as shown on the aerial photograph below.

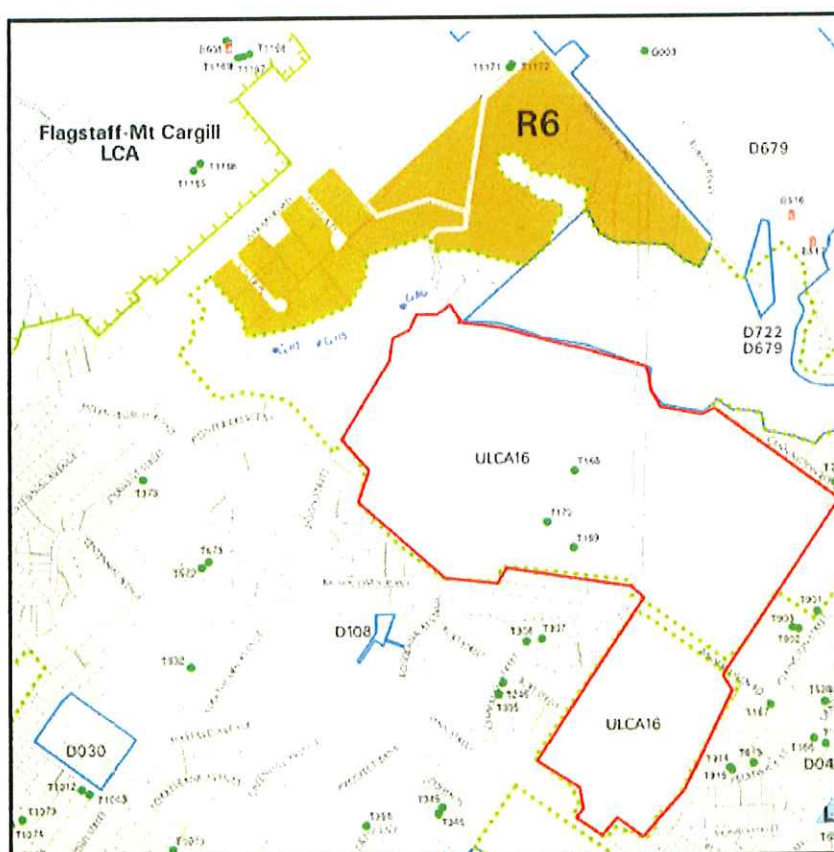


The isolated nature of the clubrooms with respect to adjoining residential areas is illustrated by the aerial photograph above, and by the photographs shown in

Appendix 3. This isolation is accentuated by the topography of the site, significantly limiting the residences from which the clubrooms are visible.

The site is located in the Rural Zone of the Dunedin City District Plan. It is listed as an Urban Landscape Conservation Area (ULCA 16, Ross Creek/Balmacewen, Dunedin). A portion of District Plan Map 32 below shows the relevant zoning.

The site has vehicle access from Balmacewen Road, which is a District Road in the District Plan Roding Hierarchy. That status has no relevance to the current application.



3. ASSESSMENT

In considering any resource consent, Council is required to have regard to the provisions of section 104 of the RMA. Those parts of relevance are:

104. Matters to be considered

- (1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to—
 - (a) Any actual and potential effects on the environment of allowing the activity; and
 - (d) Any relevant objectives, policies, rules, or other provisions of a plan or proposed plan; and

- (i) *Any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Other than the matters set out in this Assessment, there are no identified "other matters" to which Council need have regard under section 104.

3.1 Part 2 Matters

Section 104 is subject to Part II of the RMA. Current case law (*RJ Davidson Family Trust v Marlborough District Council [2016] EnvC 81*) establishes that in most cases it is not necessary to refer back to Part 2 when determining an application for resource consent. However, where the district plan was prepared prior to higher order resource management documents (e.g. Regional Policy Statement and any relevant regional plans) coming into force a more cautious approach should be taken. Given the age of the Operative Dunedin City District Plan it is appropriate to have regard to Part II matters.

The relevant parts of Part II are:

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—*
 - (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Providing for the continuation of the activities subject to this consent provides for the social, economic and cultural wellbeing of people and communities in a manner where adverse effects beyond the site are minimal and of a scale that is appropriate to the location, thereby meeting the intent of the overarching principle of section 5 and clause 2(c).

None of the other matters in section 5 are relevant in this case.

7. Other matters

- In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to —*
- (b) *The efficient use and development of natural and physical resources:*
 - (c) *The maintenance and enhancement of amenity values:*
 - (f) *Maintenance and enhancement of the quality of the environment:*

The application as lodged is consistent with these matters from section 7. The long-term management of the clubrooms represents an efficient use of the buildings. Amenity values and the quality of the environment will be maintained as evidenced by a lack of any complaints from activities undertaken on the site.

3.2 Dunedin City District Plan

Relevant provisions from section 4, Sustainability are as follows:

Objective 4.2.1

Enhance the amenity values of Dunedin.

Policy 4.3.1

Maintain and enhance amenity values.

The continuation of current activities on the site and provision for an On-Licence is consistent with these provisions. Existing amenity values will be retained and maintained, with no difference in effect between what can legally occur on the site and the activities for which consent is sought.

Relevant provisions from section 6, Rural Zone are as follows:

Policy 6.3.6

Avoid, remedy or mitigate the adverse effects of buildings, structures and vegetation on the amenity of adjoining properties.

Many of the Rural Zone provisions focus on issues relevant to farmland, such as the protection of productive land and the management of rural residential development. The subject site, although zoned Rural, is adjacent to an urban area and is used for recreational purposes. Consequently, many of the objectives, policies and rules in the Rural Zone section of the District Plan are not relevant to this application.

Policy 6.3.6 is relevant. However, the location of buildings on the site, the site topography and the considerable separation from the clubrooms to adjoining houses means there is little, or no adverse effect on the amenity of the immediate neighbours.

None of the permitted activities in Rule 6.5.2 apply in this case. As a consequence, Rule 6.5.7 requires this application to be considered as a non-complying activity.

None of the provisions of section 13, Townscape are considered relevant.

3.3 Environmental Effects

The potential for environmental effects is limited to the following matters:

(i) Parking and Traffic

The location of the subject site is such that the majority of visitors to it will utilise private vehicles, taxi or hired buses. On-site parking is adequate to meet all needs on the site. There are approximately 120 marked carparks and areas of non-marked parking in the main carpark and adjacent to the tennis courts. Grassed areas are also available beside the tennis courts for any overflow parking required. Vehicles move in a one-way flow through the site and parking areas, thereby ensuring safe passage on the site.

Access to the site is from Balmacewen Road, by way of a sealed two way right of way. Council records do not indicate any safety issues associated with the access, and current levels of usage will not change.

(ii) Amenity Impacts

Activities on the site subject to this consent are only likely to give rise to adverse effects at night. In that regard, there is no difference between the effects of activities undertaken on the site as part of the golf club operations and social events and those proposed in this application. Where liquor is being sold the licence conditions limit the time when activities must cease, and that applies to all events held in the clubrooms.

Noise from social events is not of a level that gives rise to potential concerns. The Council has received no complaints regarding activities on the site other than one historic incident when grass was being mowed at an early hour. The isolated nature of the clubrooms and local topography provides an effective buffer.

3.4 Non-Complying Activity Implications

As the application is for a non-complying activity, then the provisions of section 104D apply. That section provides a threshold test, and all non-complying activities must either have effects that are no more than minor, or not be contrary to the objectives and policies of the district plan. In this instance the activities subject to this consent meet both limbs of the section 104D.

At first glance it may appear that approval of this application creates a precedence for other sports clubs to apply for consent to provide for non-club related events and for the sale of alcohol at those events. However, given that the effects of what is proposed are no different from activities enabled on the site no precedent arises. In any case, the rural zoning of the land, the facilities provided within the existing club rooms and the physical setting of the buildings is vastly different to the situation faced by most other sports clubs that are located within residential areas with houses in close proximity.

RESOURCE CONSENT

125 Balmacewen Road
Otago Golf Club

APPENDIX 1

Extracts from Companies Register



NEW ZEALAND

COMPANIES
REGISTER

IMPORTANT! This document must be uploaded online OR faxed to 0508 266 736 (0508 CONSENT) or +64 9 913 4213

Please do not return this document by post.

Consent and certificate of director or directors of proposed company

Section 12(1) Companies Act 1993

Name of proposed company

OTAGO HOSPITALITY LIMITED

Barcode (for office use)

50001731237

Proposed company number

6855177

IMPORTANT: Please ensure that you are not disqualified from being a director of this company before signing this consent form. Please read the disqualification details below.

Director's details (Please ensure your full legal name is provided. Initials are not allowed)

First name(s)

Aaron James

Surname

CHARTERIS

Full residential address

1 Cairnhill Street
Maori Hill
Dunedin 9010
NZ

Director's consent

I consent to be a director of the above company and certify that I am not disqualified from being appointed or holding office as a director of a company.

Signature

Name of signatory

Aaron James Charteris

Date

23/5/18

DISQUALIFICATION DETAILS

Please ensure that you are not disqualified from being a director for this company before signing this consent form.

1 A person who is not a natural person cannot be a director of a company.

2 A person cannot be a director of a company if he or she is any of the following: > under 18 years of age.

> an undischarged bankrupt;

> prohibited from being a director or promoter of, or being concerned or taking part in the management of, a company under any statutory provisions;

> subject to a property order under section 30 or 31 of the Protection of Personal and Property Rights Act 1988;

> not eligible because of requirements contained in the company's constitution (if any).

Prohibited persons

3 Persons prohibited from being a director or promoter of, or being concerned or taking part in the management of, a company include, but are not limited to —

> people who have been convicted of a crime involving dishonesty in the last five years;

> people prohibited by the Registrar of Companies or the Financial Markets Authority from managing a company;

> people prohibited under the laws of a prescribed country, State, or territory (outside New Zealand) from being a director or promoter of, or being concerned or taking part in the management of, an overseas company;

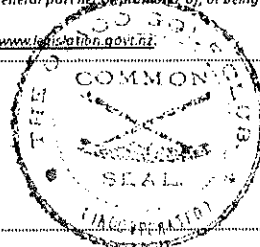
> people prohibited under section 103A, 103B, 103D, or 103E of the Limited Partnerships Act 2008 from being a general partner or promoter of, or being concerned or taking part in the management of, a limited partnership;

> people prohibited under the laws of a prescribed country, State, or territory (outside New Zealand) from being a general partner or promoter of, or being concerned or taking part in the management of, an overseas limited partnership.

For more information refer to sections 151 and 382 to 385 of the Companies Act 1993. View a copy of the Act online for free at www.legislation.govt.nz.

Completed by

Brian OWENS (DOWNIE STEWART)
P O Box 1345
Dunedin
Dunedin 9016
NZ





MINISTRY OF COMMERCE
Te Manatū Tauhokohoko

CERTIFICATE OF INCORPORATION

of

OTAGO GOLF CLUB INC
(DN/227067)

This is to certify that OTAGO GOLF CLUB INC was incorporated under the Incorporated Societies Act 1908 on the 2nd day of March 1901.

A handwritten signature in cursive script that reads "Neville Harris".

Neville Harris
Registrar of Incorporated Societies
9 July 1997



4. PROCESSING THE CONSENT

RMA sections 95A – 95F set out the matters the Council is required to consider and assess in determining how to process the application. Having regard to these provisions:

1. Taken as a whole, the information submitted in the application is adequate for the Council to:
 - (a) Understand the nature and scope of the proposed activity as it relates to the District Plan;
 - (b) Assess the nature and magnitude of any adverse effect on the environment; and
 - (c) Identify any persons who may be affected.
2. The adverse effects of the activity on the environment will not be more than minor. As a consequence, it is not necessary to notify the consent.
3. There are no special circumstances that warrant notification of the application.
4. It is not appropriate for the Council to exercise its discretion to publicly notify the application.
5. Having regard to the effects of the activity, the isolated nature of the buildings on the golf course site and the ability of persons with an interest to have input into liquor licensing, no persons could reasonably claim to be adversely affected by the proposal.

As a consequence, this application can be processed without any notification and without the need to obtain any written approvals.

Any inquiries relating to this application can be directed to:

*Keith Hovell
Hovell Environmental Planning
P O Box 5068
DUNEDIN 9058*

*Telephone 021 778477
Email: keith@hovell.co.nz*

RESOURCE CONSENT

125 Balmacewen Road
Otago Golf Club

APPENDIX 2

Activities on the Site 2017

Events Other Than Normal Golf Days Held During 2017

Date	Time	Client	Nos.	Bar Service	Live Music
JANUARY 2017					
Sun 8	pm	Go Golfing	30pax	Y	
Fri 13	7am	Visionstream	40pax		
Mon 16	All day	Chorus	110pax		
Tue 17	Pm	Mark Graham – Golfers	16pax		
Wed 18	Am	Rotary – Lunch	25pax		
Sat 21	pm	John McD – Birthday party	50pax	Y	Y
Wed 25	Am	Rotary – Lunch	25pax		
Fri 27	All Day	Deloitte Golf Day – course closed	100pax	Y	
Sat 28 Sun 29	All day	Otago Stoke Play – course closed	100Pax	Y	
Mon 30	Am	NZ Open Qualifying	80pax	Y	
FEBRUARY 2017					
Wed 1	Am	Rotary – Lunch	25pax		
Fri 3	Pm	Tennis	15pax	Y	
Sun 8	pm	Go Golfing	30pax	Y	
Tue 7	All day	Chorus	15pax		
Wed 8	All day	Chorus	15pax		
Thu 9	Pm	Business House Golf	70pax	Y	
Fri 10	All day	Light Trust Golf Day	80pax	Y	
	Pm	Tennis	15pax	Y	
Sat 11	Pm	Mrs Finnie Birthday luncheon	14pax	Y	
Mon 13	am	U3A – BOM meeting	15pax		
	All day	Vets pennants – Golfers	70pax	Y	
	pm	Lions – dinner	25pax	Y	
Thu 16	Pm	Business House Golf	70pax	Y	
Fri 17	All day	Otago Chamber of Commerce Golf Day	100pax	Y	
	pm	Tennis	15pax	Y	
Sat 18 Sun 19	All Day	Interclub Christchurch vs Otago	40pax	Y	
Sun 19	Am	Snr Pennants	12pax	Y	
Wed 22	Pm	Golf Otago Meeting	10pax		
Thu 23	Pm	Business House Golf	70pax	Y	
Fri 24	All day	Otago Property Council Light Trust Golf Day	120pax	Y	
	Pm	Tennis	15pax	Y	
Sat 25	Pm	Rebecca & Will Wedding	80pax	Y	Y
Mon 27	Pm	Lions	25pax	Y	
MARCH 2017					
Thu 2	Am	Golf group	26pax	Y	
	Pm	Business House Golf	70pax	Y	
Fri 3	All day	GJ Gardner Golf Day	100pax	Y	
	pm	Tennis	15pax	Y	
Sun 5	Am	Intermediate & Senior Pennant	60pax	Y	
Mon 6	All day	NZ Nurses	48pax		
Tue 7	All day	U3A	160pax		
Wed 8	Am	U3A	135pax		
Fri 10	Am	Golfing groups	32pax	Y	

Date	Time	Client	Nos.	Bar Service	Live Music
	Pm	Tennis	15pax	Y	
Sun 12	AM	Senior Pennants	40pax	Y	
		Women Pennants	24pax	Y	
Mon 13	All day	Women Pennants	24pax		
Tue 14	All day	U3A	160pax		
Wed 15	Am	U3A	135pax		
Fri 17	Am	House of Travel golf day	100pax	Y	
	pm	Tennis	15pax	Y	
Sun 19	Pm	Retired Dental School luncheon	24pax	Y	
Mon 20	All day	Vets Pennants	70pax	Y	
Tue 21	All day	U3A	160pax		
Wed 22	Am	U3A	135pax		
	All day	PAA NZ	20pax		
Fri 24	Am	Mercedes-Benz Golf day	50pax	Y	
	Pm	Astron	10pax		
Sun 26	Pm	Snr A Pennants	12pax	Y	
Mon 27	Pm	Lions	30pax	Y	
Tue 28	All day	U3A	160pax		
	Pm	Women Metro meeting			
Wed 29	Am	U3A	135pax		
Fri 31	Pm	Tennis	15pax	Y	
APRIL 2017					
Sat 1	Pm	Club Champs dinner	50pax	Y	
Sun 2	Pm	Snr B Pennants	40pax	Y	
Mon 3	Am	U3A BOM	15pax		
	All Day	NZ Nurses	40pax		
Tue 4	All day	U3A	160pax		
	Pm	Women Metro meeting			
Wed 5	Am	U3A	135pax		
Thur 6	Am	Astron	15pax		
Fri 7	Pm	OBHS Golf Day	144pax	Y	
	pm	Tennis	15pax		
Mon 10	Pm	Lions	20pax	Y	
Tue 11	Am	Chorus	130pax		
	Am	U3A	47pax		
	Pm	U3A	140pax		
Wed 12	Am	U3A	150pax		
	pm	Innerwheel	30pax		
Sat 22	Pm	Dick reunion	150pax	Y	Y
Mon 24	Pm	Lions	25pax		
Thu 27	Pm	UCG	50pax		
Sat 29	Pm	Peter & Robyn Wedding	50pax	Y	Y
MAY 2017					
Mon 1	Am	Women pennants	18pax		
	pm	Lions BOM	10pax		
Mon 8	pm	Lions – Dinner	25pax	Y	
Wed 10	Pm	Innerwheel – Luncheon	20pax		
Fri 12	Am	Astron	15pax		
Sun 14	Am	Snr & Jnr Pennants	46pax	Y	
Mon 15	am	Vets Pennants	60pax	Y	
	All day	DOC	15pax		
		DOC - Dinner	17pax	Y	

Date	Time	Client	Nos.	Bar Service	Live Music
Tue 16	All day	DOC	15pax		
Wed 17	am	DOC	15pax		
Sat 27	Pm	Nicks 21 st Birthday	25pax		
Mon 29	am	U3A BOM	10pax		
	pm	Lions - Dinner	25pax	Y	
Wed 31	Am	Unicef morning tea	12pax		
	Pm	GSA – Luncheon	40pax	Y	
JUNE 2017					
Fri 2	Pm	Janet & Peter Wishart – Dinner	20pax	Y	
Tue 6	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 7	Am	U3A	90pax		
Sun 11	Am	Pennants	16pax	Y	
Mon 12	Pm	Lions	30pax		
Tue 13	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 14	Am	U3A	90pax		
	Pm	Innerwheel – Lunch	20pax		
Sun 18	Pm	Midwinter cup	30pax	Y	
		Pennants	16pax	Y	
Tue 20	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 21	Am	U3A	90pax		
Sun 25	Am	Pennants	72pax	Y	
Mon 26	Pm	Lions	25pax	Y	
Tue 27	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 28	Am	U3A	90pax		
	Pm	Golf Otago meeting	7pax		
		Rotary Changeover Dinner	45pax	Y	
Thu 29	Am	UCG	20pax		
	pm	Vets Dinner	60pax	Y	Y
JULY 2017					
Mon 3	Pm	Lions – BOM	10pax		
Tue 4	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 5	Am	U3A	90pax		
	Pm	Golf Otago meeting	7pax		
Mon 10	Am	Brighton Friendship group – Lunch	30pax		
	Pm	Lions – Dinner	30pax	Y	
Tue 11	Am	U3A	50pax		
	pm	U3A	140pax		
Wed 12	Am	U3A	90pax		
	Pm	Innerwheel – luncheon	15pax		
Fri 14	Pm	Anna Blackman meeting	15pax		
Sat 15	Pm	Peter Gillespie – Dinner	30pax	Y	
Mon 17	Am	U3A – BOM	10pax		
Wed 19	Am	U3A	90pax		
Mon 24	Pm	Lions	30pax	Y	
Tue 25	pm	Mornington Friendship Group Lunch	30pax		
Thu 27	Pm	NZ Nurse – luncheon	80pax		
Sat 29	Pm	Camp Quality South Quiz night	100pax	Y	

Date	Time	Client	Nos.	Bar Service	Live Music
AUGUST 2017					
Thu 3	Pm	NZ Medical Associate AGM & Dinner	25pax	Y	
Mon 7	Am	U3A – BOM	15pax		
	Pm	Lions - BOM	10pax		
Wed 9	Am	Downers – Breakfast	100pax		
Sat 12	Pm	Owen - Golden Wedding Anniversary Party	50pax	Y	Y
Mon 14	Pm	Lions	35pax	Y	
Wed 16	Am	U3A – BOM	10pax		
Sun 19	Pm	Elizabeth McDonald funeral	150pax		
Sun 20	All day	Southern Turf 50 th year celebration – Golf and Dinner	140pax	Y	
Tue 22	All day	REAAA	50pax		
Wed 23	Pm	Mrs Mackay wake	50pax	Y	
Sun 27	Am	Otago Jaguar Car – AGM and lunch	25ax	Y	
Mon 28	Pm	Lions	25pax	Y	
Tue 29	All day	PGG	55ax		
	Pm	Ladies past members – luncheon	20pax		
Wed 30	Am	ACC	140pax		
SEPTEMBER 2017					
Sun 3		Tennis opening day	Sun 3		
Mon 4	Am	U3A – BOM	10pax		
	PM	Lions - BOM	8pax		
Tue 5	All day	Solutions and Services	40pax		
	Am	U3A	120pax		
	Pm	U3A	85pax		
Wed 6	Am	U3A	50pax		
Thur 7	Am	U3A	40pax		
	Pm	U3A	160pax		
	pm	Rotary Quiz night	60pax	Y	
Fri 8	Am	U3A	130pax		
	pm	Otago Electrical Trades golf day	90pax	Y	
Mon 11	PM	Lions	25pax	Y	
Tue 12	Am	U3A	120pax		
	Pm	U3A	85pax		
Wed 13	Am	U3A	50pax		
	pm	InnerWheel – Dinner	25pax	Y	
Thur 14	Am	U3A	40pax		
	Pm	U3A	160pax		
Fri 15	Am	U3A	130pax		
Tue 12	Am	U3A	120pax		
	Pm	U3A	85pax		
Wed 13	Am	U3A	50pax		
Thur 14	Am	U3A	40pax		
	Pm	U3A	160pax		
Fri 15	Am	U3A	130pax		
Sun 24	Am	Weekend tournament	20pax	Y	
Mon 25	pm	Lions	35pax	Y	
Tue 26	am	U3A	120pax		
	pm	U3A	85pax		
Wed 27	am	U3A	50pax		
Thur 28	am	U3A	40pax		
	pm	U3A	160pax		

Date	Time	Client	Nos.	Bar Service	Live Music
	pm	Air NZ	150pax	Y	
Fri 29	am	U3A	130pax		
	pm	Columba Golf Day	50pax	Y	
OCTOBER 2017					
Mon 2	am	U3A – BOM	15pax		
	pm	Lions – BOM	7pax		
		St Mary's fellowship - Dinner	35pax	Y	
Tue 3	am	U3A	120pax		
	pm	U3A	85pax		
Wed 4	am	U3A	50pax		
Thur 5	am	U3A	40pax		
	pm	U3A	160pax		
Fri 6	am	U3A	130pax		
	pm	Malcam Trust Golf Day	50pax	Y	
Sat 7	pm	Bonsai Society Dinner	70pax	Y	
Mon 9	pm	Lions	35pax	Y	
Tue 10	am	U3A	120pax		
	pm	U3A	85pax		
Wed 11	am	U3A	50pax		
		Innerwheel – Lunch	20pax		
Thur 12	am	U3A	40pax		
	pm	U3A	160pax		
Fri 13	am	U3A	130pax		
Sat 14	pm	Yvette & Robin Wedding	48pax	Y	Y
Tue 17	pm	U3A	160pax		
Wed 18	Am	Professional Advisors	35pax		
	pm	Tennis – AGM	25pax		
Thur 19	pm	College Practitioners dinner	35 Pax	Y	
	am/pm	Briscoes Recruitment	45Pax		
	pm	Business House Golf	56pax	Y	
Fri 20	Am	Briscoes Recruitment	45Pax		
	Pm	Tennis	15pax	Y	
Sat 21	All day	OMP	80pax	Y	
Sun 22	All day	OMP	80pax	Y	
Mon 23	All day	OMP	80pax	Y	
Wed 25	Pm	Golf Otago Meeting	10pax		
		History Quiz night	50pax		
	pm	Tennis	15pax	Y	
Thur 26	pm	Business House	52px	Y	
Fri 27	Pm	Tennis	15pax	Y	
Sat 28	All day	South Island Women	40pax		
Sun 29	All day	South Island Women	40pax		
	pm	Lions – Dinner	30pax	Y	
NOVEMBER 2017					
Wed 1	Pm	DAE – Travel Evening	60pax		
	pm	Tennis	15pax	Y	
Thur 2	pm	Balmacewen Cup	80pax	Y	
		Business House	52pax	Y	
Fri 3	am	Movember Golf Day	20pax	Y	
	pm	Retired Nurses – Luncheon	60pax		
	pm	Tennis	15pax	Y	
Mon 6	pm	Lions BOM	15pax		

Date	Time	Client	Nos.	Bar Service	Live Music
Wed 8	pm	Rotary Luncheon Innerwheel Luncheon	20pax 25pax		
Thur 9	pm	Balmacewen Cup Business House	80pax 52pax	Y Y	
Sat 11	All day	St Andrew Cross Golf and Dinner	90pax	Y	Y
Sun 12	am	Shoot out	10pax		
	pm	Alto shoot out Open day	10pax		
Mon 13	pm	Lions – Dinner	25pax		
Wed 15	pm	Rotary Luncheon	30pax		
Sat 18	pm	Crowe Horwath Christmas Party	80pax	Y	Y
Wed 22	pm	Rotary Luncheon	30pax		
Thu 23	pm	Business House Golf	54pax	Y	
Fri 24	Pm	Logan Park High School – afternoon tea	26pax		
	pm	Frank Parkers Funeral	100pax	Y	
Sat 25	pm	Anderson Lloyd Christmas dinner	85pax	Y	Y
Sun 26	am	Gamble Cup	30pax	Y	
Mon 27	pm	Lions – Dinner	30pax	Y	
Tue 28	pm	Retired University Staff – Luncheon	40pax		
Wed 29	All Day	DOC	20pax		
	pm	Rotary Luncheon	30pax		
	pm	Wagglers – Dinner	50pax	Y	
Thu 30	All Day	DOC	20pax		
	pm	Balmacewen Bowling Club Dinner	30pax	Y	Y
	pm	Final Business House Golf	56pax	Y	
DECEMBER 2017					
Fri 1	All Day	DOC	20pax		
	pm	Pacific Radiology Dinner	30pax	Y	
Sat 2	pm	Southern Community Laboratories	146pax	Y	Y
Mon 4	pm	Senior Net Luncheon South Dunedin Probus Luncheon U3A - BOM	15pax 30pax 15pax	Y	
Tue 5	pm	Ladies Closing Dunedin west Probus – Luncheon	25pax 30pax		
Wed 6	pm	Rotary - Luncheon GSA - Luncheon	30pax 40pax	Y	
Thu 7	pm	Vets – BBQ Vincent George Travel – Meeting	50pax 20pax	Y	
Fri 8	pm	Cadbury – Luncheon Otago Cricket Golf Day	120pax 120pax	Y Y	Y
Mon 11	pm	RSA Dinner Lions Dinner	30pax 30pax	Y Y	
Wed 13	pm	Rotary Dinner	30pax	Y	
Thu 12	pm	St Kilda Probus Lunch	50pax		
Fri 15	pm	National Party – Meeting / Luncheon	30pax		
Mon 18	pm	Otago Orthopaedics Dinner	30pax		
Fri 22	pm	Jade Von Solms' wedding	143pax	Y	Y
Sat 23	pm	Roger & Sue wedding	70pax	Y	Y
Sat 30	Pm	Go Golfing	22pax	Y	

RESOURCE CONSENT

125 Balmacewen Road
Otago Golf Club

APPENDIX 3

Photographs



Above: Entrance to the site from Balmacewen Road

Below: Continuation of entrance showing parking area and one-way roads





Above: Middle tier of parking

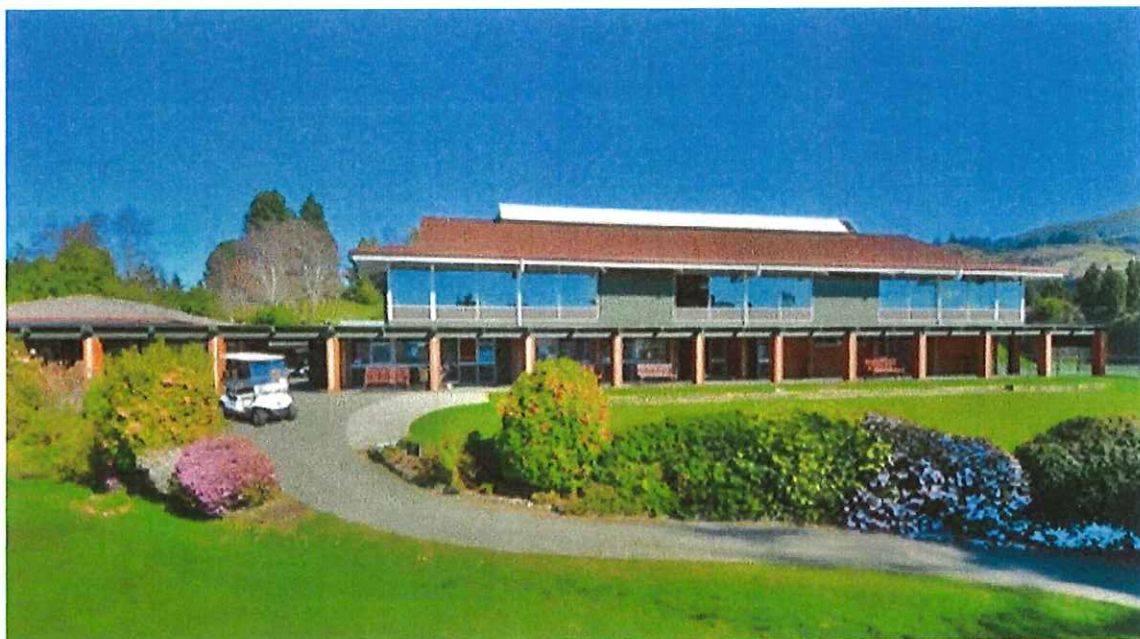
Below: Lower road to back of building, upper road to tennis courts





Above: Mobility entrance to building from tennis court area

Below: Building complex from eastern (city) side





Views of main meeting area at northern end of building setting out for meeting (or conference) seating and wedding function





Above: Middle portion of upper level

Below: Southern side room, with serving area and associated kitchen to the rear





Above: Lower level Beth Anderson Lounge

28 June 2018

Otago Golf Club Trading As Otago Hospitality Ltd
C/O Hovell Environmental Planning
PO Box 5068
Moray Place
Dunedin 9058

Via email: keith@hovell.co.nz

Dear Keith

LUC-2018 -315- 125 Balmacewen Road - Request for further information

Thank you for your application for retrospective land use consent to operate functions (non-golf/recreation related) at the above address. After initial assessment of your application, the Dunedin City Council has determined that further information is required pursuant to section 92 of the Resource Management Act 1991. After an initial assessment, we are intending to process this application on a non-notified basis, but this depends on your response to this further information request.

Requested information:

The further information required is detailed below. It will help the Council to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

1. *What are the proposed hours that function centre will be able to run/operate? And, what hours have been operated previously for functions?*
2. *What are the standard golf club hours (i.e. general golfing access to the course)?*
3. *What is the total number of people able to be in the clubroom buildings collectively at one time (fire safety capacity)?*
4. *What is the average weekday turnover of golfers and the average weekend turnover of golfers?*
5. *It appears that multiple events can occur at the same time as well as on any given day. Is there an upper limit?*
6. *In the event of multiple events occurring on the same day – what is the approximate maximum number of people that might come and go from the site in any one day? The event record sheets show some of the events across a day might result in up to 300+ people passing through the property on any day (11 April 2017 Chorus function crossing over U3A event). The recorded number of events/functions where over 100+ people will attend appears to be between 3 and 12 times per month with March/April and September/October being the busiest months.*
7. *What is the bathroom capacity within the site?*
8. *Are supplementary facilities utilised for any of the events? Marquees, tents, generators, port-a-loos, TV vans, camera equipment, lighting, loud speakers, etc?*
9. *Are any temporary buildings erected for some of the events? If so, please identify the areas on the site map.*
10. *Do any of the events require heavy vehicles to attend?*

11. *Do service deliveries spike for any of the events? If so, what are the normal delivery levels and what is the expected number of deliveries for an event i.e. flowers, food, alcohol, marquet hire etc?*

Responding to this request:

Within 15 working days from the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you cannot provide the requested information within the timeframe, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from **28 June 2018**.

If you cannot provide the requested information within this timeframe, but do intend to provide it, then please provide:

- written confirmation that you can provide it; and
- the likely date that you will be able to provide it by; and
- any constraints that you may have on not being able to provide it within the set timeframe.

The Council will then set a revised timeframe for the information to be provided.

If you do not agree to provide the requested information, then please provide written confirmation of this to the Council.

Restarting the processing of your application:

The processing of your application will restart:

- when all of the above requested information is received (if received within 15 working days from the date of this letter being **19 July 2018**); or
- from the revised date for the requested information to be provided, if you have provided written confirmation that you are unable to meet the above timeframe and the Council has set a revised timeframe for the information to be provided; or
- from the date that you have provided written confirmation that you do not agree to providing the requested information; or
- 15 working days from the date of this letter (if you have not provided the requested information or written confirmation being **19 July 2018**).

Once the processing of the application restarts:

If you have provided all the requested information, then we will consider its adequacy and make a final decision on whether your application requires public or limited notification pursuant to sections 95A, 95B, 95D, 95E and 95F of the Resource Management Act 1991, or, whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis.

If you have not provided the requested information, then your application will continue to be processed and determined on the basis of the information that you have provided with the application:

- if the Council decides to give public or limited notification of the application, then the Council must publicly notify the application under section 95C(1) of the Resource Management Act 1991. You will be invoiced for any outstanding payment needed to make up the \$6,500 deposit required for public notification.
- if the Council decides to process the application on a non-notified basis, and all written approvals have been received, then the application must be considered under section 104 of the Resource Management Act 1991. The Council may decline the application on the grounds that it has inadequate information to determine the application. In making an assessment on the adequacy of the information, the Council must have regard to whether this request resulted in further information being made available.

Please note that requests for further information, interim correspondence and assessment of the further information can introduce additional work and therefore costs. Deposits are based

on the average cost of processing similar consents in the previous year. There is normally a sizable range between the lowest and highest cost for similar consents. These additional costs incurred as a result of the further information request will be passed onto you and, as such, the final cost of processing this application may be higher than previous 12-month average for similar applications.

Please do not hesitate to contact the writer on 474 3448 if you have any questions or concerns regarding the above request or the further processing of the application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Shipman', with a stylized, cursive script.

Melissa Shipman
Planner

Keith Hovell BA BTP MNZPI

Resource Management Consultant
and Certified Hearing Commissioner

29 June 2018

Melissa Shipman
Dunedin City Council
P O Box 5045
DUNEDIN 9058

Via email: planning@dcc.govt.nz

Dear Melissa

LUC-2018 -315– 125 Balmacewen Road - Request for further information

I refer to your letter of 28 June 2018 seeking further information with regard to the above consent. Your questions and my response is set out below.

1. *What are the proposed hours that function centre will be able to run/operate? And, what hours have been operated previously for functions?*

The current liquor licence provides for events providing alcohol to take place between 6:00 am and 1:00 am the following day. Staff remain on the site undertaking associated cleaning and tidying until approximately 3:00 am. The applicant seeks continuation of the existing situation.

However, the applicant would oppose a condition limiting activities to that time. Rather, the period when alcohol is sold in association with the events taking place is more appropriately dealt with as part of the required liquor licence.

2. *What are the standard golf club hours (i.e. general golfing access to the course)?*

Golfers have access to the course during period when there is sufficient light to enable balls hit by players to be seen. As a consequence, during June play before 7:30 am and after 5:30 pm is uncommon, while during December play has been known to commence by 6:30 and continue until after 10:00 pm.

3. *What is the total number of people able to be in the clubroom buildings collectively at one time (fire safety capacity)?*

The fire rating for the entire complex of buildings is 180 persons. That includes staff, the pro-shop and caretakers flat. It does not include green-keeping staff who have their own complex elsewhere on the site adjacent to Lynn Street.

4. *What is the average weekday turnover of golfers and the average weekend turnover of golfers?*

An "average" figure has no meaning, given that a number of golf playing events can take place on any one day. Competitive golf is played on every Tuesday through to Saturday and some Sundays. Corporate events are held on a regular but not recurring basis. Arising from this there can be up to 50 or even 200 golfers playing on week days, and up to between 100 and 200 on weekends.

Hovell Environmental Planning

Telephone: 021 778477

Mail: P O Box 5068, Dunedin 9058

Email: keith@hovell.co.nz

5. *It appears that multiple events can occur at the same time as well as on any given day. Is there an upper limit?*

There are three main rooms in the complex and all three are capable of use at the same time. The only limit on numbers is the fire rating limit of 180 at any time. However, any room is capable of use more than once a day. On that basis it is estimated that between 200 – 300 persons in total may be on the site on any given day.

6. *In the event of multiple events occurring on the same day – what is the approximate maximum number of people that might come and go from the site in any one day? The event record sheets show some of the events across a day might result in up to 300+ people passing through the property on any day (11 April 2017 Chorus function crossing over U3A event). The recorded number of events/functions where over 100+ people will attend appears to be between 3 and 12 times per month with March/April and September/October being the busiest months.*

Refer to 5 above. It should be noted that the figure of 130 persons at the U3A event should have read 30. That was a transcribing error.

7. *What is the bathroom capacity within the site?*

On-course there are two unisex toilets, with a further two unisex toilets attached to the pro-shop complex. These four toilets are available for day time use only at this stage.

Inside the main building there is cubicle toilets for men number 2 downstairs and 1 upstairs, with urinals for 4 men downstairs and 3 men upstairs. For women there are 3 cubicle toilets downstairs and two upstairs.

8. *Are supplementary facilities utilised for any of the events? Marquees, tents, generators, port-a-loos, TV vans, camera equipment, lighting, loud speakers, etc?*

During many corporate events and a few match day events food and refreshments are provided on course. A gazebo type tent is erected at two variable locations around the course, and in some instances are BBQs used.

No temporary buildings, marquees, tents, generators, port-a-loos, TV vans, camera equipment. Lighting is limited to motion-activated outdoor security lighting around the building and car park. A loud speaker system is attached to the main building and used by the officials to call players to the tee as required. It is not used for any other purpose.

9. *Are any temporary buildings erected for some of the events? If so, please identify the areas on the site map.*

Not applicable. See 8 above.

10. *Do any of the events require heavy vehicles to attend?*

No

11. *Do service deliveries spike for any of the events? If so, what are the normal delivery levels and what is the expected number of deliveries for an event i.e. flowers, food, alcohol, marquet hire etc?*

Service vehicles make deliveries to the site six days a week. This can include produce for catering and deliveries to the pro-shop. During large events there is not noticeable change in the number or size of vehicles entering the site, just the volume of material to be dropped off.

Hovell Environmental Planning

Telephone: 021 778477

Mail: P O Box 5068, Dunedin 9058

Email: keith@hovell.co.nz

It is the expectation of the applicant that the application will be processed on a non-notified basis and that prior to the issuing of a decision an opportunity will be provided to comment on a draft set of conditions. The writer would be available to meet and discuss any issues during the drafting of those conditions.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Hovell', written in a cursive style.

Keith Hovell

Hovell Environmental Planning

Telephone: 021 778477

Mail: P O Box 5068, Dunedin 9058

Email: keith@hovell.co.nz

Resource Consent Affected Person(s) Written Approval Form

Important: Please read the back of this form to ensure you are aware of your rights.

Please be aware that these details are available to the public.

To: Resource Consents Team, City Planning, Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

I/We (full names): JAMES JOHN REID

Being the: ☒ Owner and Occupier ☐ Owner ☐ Occupier

of the property situated at (address and/or legal description of your property):

123 BALMACEWEN ROAD
DUNEDIN

have read and understand the information on the reverse side of this page and give written approval to the

proposal by (name of applicant(s)): OTAGO GOLF CLUB TRADING AS OTAGO
HOSPITALITY LIMITED

to (description of proposed activity): OPERATION OF ESTABLISHED ACTIVITIES OF A
FUNCTION CENTRE FOR ACTIVITIES NOT ASSOCIATED WITH THE GOLF COURSE,
AND SALE OF ALCOHOL (ON-LICENCE) AT SUCH FUNCTIONS WHICH INCLUDE
MEETINGS, EDUCATIONAL SEMINARS, CONFERENCES, WEDDINGS AND
SIMILAR SOCIAL GATHERINGS

on the following property (address of application site): 125 BALMACEWEN ROAD
(THE OTAGO GOLF COURSE)

☒ I/we have read and understand the application as described above and have signed and dated the application and plans as attached.

If there are multiple owners or occupiers on a site, each party needs to individually sign the application documents and this form; or tick the declaration box below:

☒ I am authorised to give written approval on behalf of all owners and/or occupiers (delete one) of this site.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Signed: James John Reid

A signature is not required if you give your written approval by electronic means

Date: 28 July 18 Telephone: 021 361 741

Contact person (name, and designation if applicable):

Postal address:

Email address: pamjim@slingshot.co.nz Telephone:

Method of service: ☒ Email ☐ Post ☐ Other

If you have any queries regarding the Resource Consent process and the role and rights of adversely affected person(s), please contact us before you complete and sign this form and the associated plans.

Resource Consents Team, City Planning Department, Dunedin City Council, Telephone: 03 477 4000
Facsimile: 474 3451, PO Box 5045, Moray Place, Dunedin 9058, www.dunedin.govt.nz



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand

Ph 03 477 4000 | www.dunedin.govt.nz

PLEASE FILL IN ALL THE FIELDS

Application details

I/We OTAGO GOLF CLUB TRADING AS OTAGO HOSPITALITY LTD (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable; in those situations, use the trustee(s) and director(s) names instead) hereby apply for

☒ Land Use Consent ☐ Subdivision Consent

I opt out/~~delete one~~ of the fast-track consent process (only applies to controlled activities under the district plan where an electronic address for service is provided)

Brief description of the proposed activity: OPERATION OF A FUNCTIONS CENTRE FOR ACTIVITIES NOT ASSOCIATED WITH GOLF COURSE, AND SALE OF ALCOHOL (ON-LICENCE) AT SUCH FUNCTIONS WHICH INCLUDE MEETINGS, EDUCATIONAL SEMINARS, CONFERENCES, WEDDINGS AND SIMILAR SOCIAL GATHERINGS.

Have you applied for a Building Consent? ☐ Yes, Building Consent Number AEA _____ ☒ No

Site location/description

I am/We are the: ☐ owner ☒ occupier ☐ lessee ☐ prospective purchaser of the site (tick one)

Street Address of Site: 125 BALMACEWEN ROAD, DUNEDIN

Legal Description: PART LOT 3 DP 5056

Certificate of Title: CFR 3152820

Contact details

Name: KEITH HOVELL (applicant/agent (delete one))

Address: PO BOX 5068, MORAY PLACE, DUNEDIN 9058 Postcode: _____

Phone (daytime): 021 778477 Email: keith@hovell.co.nz

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service: ☒ email ☐ post ☐ other _____ (tick one)

Address for invoices or refunds (if different from above)

Name: JANE KUBALA, OTAGO GOLF CLUB

Address: PO BOX 12005 DUNEDIN 9043

Bank details for refunds

Bank Account Name: _____

Account Number:

0	6
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0	9	0	1
---	---	---	---

0	3	0	8	7	9	0
---	---	---	---	---	---	---

0	0
---	---

Bank Branch Account Number Suffix

Ownership of the site

Who is the current owner of the site? OTAGO GOLF CLUB INC (CERT OF INC ATTACHED)

If the applicant is not the site owner, please provide the site owner's contact details:

Address: PO BOX 12005 DUNEDIN Postcode: 9043

Phone (daytime): 4672096 Email: jane@otagogolfclub.co.nz