

255
Summary of Submissions

Application # LUC-2017-408

- Land Use Consent

Status	Number of Submissions
Support	7
Neutral	2
Opposed	8
Total Number of Submissions:	17

To Be Heard	Number of Submissions
No	13
Yes	4
Total:	17

Submitter No	Submitter	Add1	Add2	Add3	Add4	Add5	Add6	Submissions Summary	Received Date	To Be Heard	Status
1	Claas Damken							Concerns raised in relation to the number and location of proposed road signage; and the risk that the floating pontoon may form a resting platform for sea birds. Relief sought is that applications are granted.	30/10/2017	No	Support
2	Richard Joseph							The submission stated that the proposal will inject vibrancy into an underutilised part of the harbour. The submitter discussed the positive effects of the application. Relief sought is that applications are granted.	25/10/2017	No	Support
3	Durham Rewa Throp							Concerns relating to the number and location of signage and the hours of operation. Relief sought is that applications are granted subject to conditions.	1/11/2017	No	Support
4	Gregory Batchelor							The submission stated that the proposal will promote tourism in Dunedin and that the applicant has been thorough in considering health and safety with proposed spotter procedure. Relief sought is that the applications are granted.	16/10/2017	No	Support
5	Peter Barton – on behalf of the Ravensbourne Boating Club							The submission discussed the positive effects that the proposal will bring to the section of the harbour and noted that there was no concern for access to the section of the CMA or safety with the proposed measures the applicant will take to avoid effects on other water users. Relief sought is that the applications are granted.	31/10/2017	No	Support
6	Garth Nicholas							The submission stated that the proposal is highly desirable and	26/10/2017	No	Support

	Christensen						will be good for Dunedin and the community. Relief sought is that the applications are granted.			
7	Alan Todd						The submission stated that the proposal would promote tourism. Relief sought is that the applications are granted.	18/10/2017	No	Support
8	Glen Sinclair						The submission stated that he supports the operation of the sports hire and the coffee van however opposes the hole in one challenge. Concerns raised that the activity is an inconsistent with the current use the Otago Harbour at the location. Relief sought is that the application for the coffee van and hire business are granted and applications relating to 'hole in one' challenge are declined.	30/10/2017	No	Neutral
9.	Otago University Rowing Club						Concerns raised in relation to the proposed position of the pontoon and the effect it will have on the submitters rowing training area. Relief sought is that the application for the coffee van and hire business are granted and applications relating to 'hole in one' challenge are declined.	30/10/2017	No	Neutral
10.	Haley and Johnny Van Leeuwen						Concerns relating to the adverse effects on the visual amenity from the pontoon; noise generated by wave movement against the pontoon; and noise generated by the operation of the hole in one challenge. Relief sought is that applications are declined.	17/10/2017	Yes	Oppose
10.	Tracy Hudson						Concerns relating to the noise generated from the activity on residential dwellings; the increased traffic; and the	30/10/2017	Yes	Oppose

							adverse effects towards marine wildlife from the discharge of the golf balls and the occupation of the pontoon. Relief sought is that the applications are declined.			
11.	Otago Rowing Club						Concerns raised in relation to the proposed position of the pontoon which is within the submitters established rowing channel. Concerns were also raised in relation to the proposed kayak hire, noting that inexperienced kayakers may cause collisions and harm to others. Relief sought is that applications are declined.	Yes	Oppose	
12.	Save The Otago Peninsula						Concerns in relation to marine birds and wildlife, potential for mobilisation of heavy metals and lack of applicants assessment of receiving environment. Relief sought is that the applications are declined.	Yes	Oppose	
13.	Adam Cullen						The submission raised a number of concerns including: - Visual amenity effects of signage and pontoon; - Hours of operation given close proximity to residential dwellings; - Insufficient car park space; - Noise generated, in particular outside of typical working hours (9am – 5pm); - Sufficient and informative signage should be required; - Potential issues with the function of the carpark area, including having sufficient “drive through” room; - Effectiveness of the proposed “spotter” procedure;	No	Oppose	

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								- Potential for unruly and/or intoxicated individuals to arrive at the site. Alternative sites for the activity were recommended. Relief sought is that the applications are declined at the current location.			
14.	Patricia McNaughton							Raised concerns that the proposal would lead to additional litter entering the coastal marine area. The submitter also doubted the effectiveness of the proposed retrieval procedure noting that the area is too large to cover by a scuba diver. Relief sought is that the applications are declined.		No	Oppose
15.	Quentin and Michael Furlong							Concerns raised in relation to the effect of the visual amenity, in particular the occupation of the pontoon. Relief sought is that applications are declined.		No	Oppose
16.	Craig McEwan							Concerns raised in relation to the adverse effect towards natural character, noise, signage, public access and the ability for additional swing moorings to be established. The submitter also disputed the comparison to the Taupo example and doubted the spotter procedure. Relief sought is that the applications are declined.		No	Oppose

From: c.damken@auckland.ac.nz
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626770
Date: Monday, 30 October 2017 04:32:10 p.m.

This resource consent application submission has been made via the Council website on **30 Oct 2017 4:20pm**. The details are listed below.

Personal information

Name Claas Damken
Address 150 Portobello Road Vauxhall 9013 Dunedin
Contact phone 039294798
Fax
Email address c.damken@auckland.ac.nz

Submission details

Consent number	LUC-2017-408
Position	I support this application
Wish to speak?	No
Present jointly to hearing?	No
Parts of application that submission relates to	Part 2.1.6 location and number of road/warning signs . Part 2.4.1 floating pontoon
Reasons for submission	The applicant is planning to erect a total of three (3) road sites at the southern entrance of the carpark. I am concerned that with such a number of signs a) the southern carpark will appear as a private carpark to drivers unfamiliar with the location and thus, deter these drivers away from the reserve; and b) that vehicles coming from the peninsula get no warning sign about the proposed activities at the southern carpark. In particular, drivers commuting from the peninsula into town and stopping for coffee during the morning rush hour might cause a risk to the following traffic as the position to stop and turn into the carpark is situated in a problematic road bend. At the moment, there are hardly any vehicles stopping at this location to use the southern entrance, so this might be a future hazard spot, in particular during weekdays in the morning hours. Part 2.4.1 floating pontoon: The pontoon is likely to be used by seabirds as a resting platform. Are there any plans how to avoid damage to wildlife (by golfballs? I have no suggestion how to mitigate this risk, other than having some form of acoustic scare up device.
Desired decision	I SUGGEST to have only one (1) sign at the southern entrance of the southern carpark and one (1) sign at the northern entrance of the northern

carpark; design of signs following the original application

**Privacy
statement
acknowledged** Yes

Supporting documents

No file uploaded - file name

No file uploaded - file name

From: richard@richardjoseph.co.nz
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626202
Date: Wednesday, 25 October 2017 03:09:20 p.m.
Attachments: [Submission-Otago-Gold-Challenge.pdf](#)

This resource consent application submission has been made via the Council website on **25 Oct 2017 2:57pm**. The details are listed below.

Personal information

Name Richard Joseph
Address
Contact phone
Fax
Email address

Submission details

Consent number LUC-2017-408
Position I support this application
Wish to speak? No
Present jointly to hearing? No
Parts of application that submission relates to All of it.
Reasons for submission The proposal will inject vibrancy into an under utilised part of the harbour. It will attract families, social groups, corporate teams, schools and the general public. It will likely become a popular tourist and recreational facility and trigger other ideas to better utilise our beautiful harbour. I congratulate Mr Graham on his vision and initiative and wish him every success.
Desired decision Grant the consent as requested.
Privacy statement acknowledged Yes

Supporting documents

Submission-Otago-Gold-Challenge.pdf, type application/pdf, 566.8 KB - file name

No file uploaded - file name



DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-408

Applicant: Peter Ronald Graham

Site Address:

139 Portobello Road

Description of Proposal:

To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: RICHARD JOSEPH

Address for Service (Postal Address): _____

Post Code: 9012

Telephone: _____

Email Address: _____

☐ I would like my contact details to be withheld.

I: Support/Neutral/Oppose this Application I: Do/Do Not wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

My submission is [include the reasons for your views]:

I THINK PETER GRAHAM'S PROJECT WILL INJECT SOME VIBRANCY INTO AN UNDER UTILISED PART OF THE HARBOUR. IT WILL ATTRACT FAMILIES, SOCIAL GROUPS, CORPORATE TEAMS, SCHOOLS & THE GENERAL PUBLIC. IT WILL LIKELY BECOME A POPULAR TOURIST & RECREATIONAL FACILITY AND TRIGGER OTHER IDEAS TO BETTER UTILISE OUR BEAUTIFUL HARBOUR. I CONGRATULATE PETER ON HIS VISION & INITIATIVE AND WISH HIM EVERY SUCCESS.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

TO GRANT PERMISSION FOR THE PROJECT TO GO AHEAD

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: 18-10-17

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058**.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.



DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-408

Applicant: Peter Ronald Graham

Site Address: 139 Portobello Road

Description of Proposal: To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: MR DURHAM REWA THROP

Address for Service (Postal Address): _____

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☒ I would like my contact details to be withheld.

I Support / ~~Neutral~~ / ~~Oppose~~ this Application I: ~~Do~~ / **Do Not** wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Signage + Hours of Operation

My submission is [include the reasons for your views]:

(1)
Signage should be limited to one double sided sign, because
it is a park, not a commercial area.

Hours of operation should be limited to 9am to 6pm only.
This is to minimise noise and resulting disturbance to ourselves
and our surrounding neighbours that will hear the public
using this business.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:



Signature of submitter: [signature]

(or person authorised to sign on behalf of submitter)

Date: 30 / 10 / 2017

Notes to Submitter:

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From: tazdragon65@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 624418
Date: Monday, 16 October 2017 11:51:17 a.m.

This resource consent application submission has been made via the Council website on **16 Oct 2017 11:42am**. The details are listed below.

Personal information

Name Gregory Batchelor
Address
Contact phone
Fax
Email address

Submission details

Consent number LUC-2017-408
Position I support this application
Wish to speak? No
Present jointly to hearing? No
Parts of application that submission relates to whole thing
Reasons for submission Dunedin needs more tourism ventures. It is a well thought out and reasoned application. Health & Safety concerns have been well considered.
Desired decision Approve the request
Privacy statement acknowledged Yes

Supporting documents

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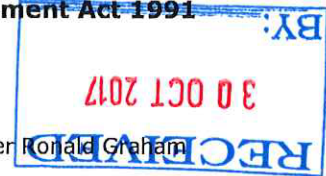
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**SUBMISSION FORM 13****Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991**

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-408**Applicant:** Peter Ronald Graham**Site Address:** 139 Portobello Road**Description of Proposal:**

To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

**I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):**Your Full Name: PETER BARTONAddress for Service (Postal Address): SECRETARY RAVENSBORNE BOATING CLUB,Post Code: 9010

Telephone: _____

Email Address: pb ravyssecretary@gmail.com☒ I would like my contact details to be withheld.I: **Support/Neutral/Oppose** this ApplicationI: **Do/Do Not** wish to be heard in support of this submission at a hearing☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:RECREATIONAL ACTIVITIES OF THE CONSENT APPLICATION I.E. CYCLE AND KAYAK HIRE AS WELL AS THE HOLE-IN-ONE GOLF ATTRACTION**My submission is** [Include the reasons for your views]:

I SUBMIT ON BEHALF OF THE RAVENSBORNE BOATING CLUB AND IN MY CAPACITY AS CLUB SECRETARY. THE RBC SUPPORTS THIS APPLICATION AS WE BELIEVE THE PROPOSED BUSINESS HAS THE POTENTIAL TO INCREASE RECREATIONAL ACTIVITY IN THE IMMEDIATE HARBOUR AREA AND THEREFORE ENCOURAGE AN INTEREST IN OUR CITY'S UNIQUE ENVIRONMENT AND HISTORY. WE DO NOT CONSIDER THAT OUR MEMBERS WOULD BE ENDANGERED BY THE PROPOSED HOLE-IN-ONE VENTURE WHILE ON THE WATER. THE ARRANGEMENTS THE APPLICANT HAS COME TO WITH THE VAUXHALL YACHT CLUB CONCERNING REGATAS, AND THE GUARANTEES FOR PRIORITISING WATER USERS OVER GOLFER'S SHOULD BE SUFFICIENT TO ENSURE A HIGH SAFETY STANDARD.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:WE ENCOURAGE THE COUNCIL TO APPROVE THIS CONSENT APPLICATION**Signature of submitter:****Date:** 27/10/17

(or person authorised to sign on behalf of submitter)

Notes to Submitter:**Closing Date:** The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017** at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058.****Electronic Submissions:** A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz**Privacy:** Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website.** You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

**SUBMISSION FORM 13**

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: **LUC-2017-408**

Applicant: Peter Ronald Graham

Site Address: 139 Portobello Road

Description of Proposal: To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Garth Nicholas Christensen

Address for Service (Postal Address): 146 Portobello Road

Vauxhall

Post Code: 9013

Telephone: 021-253 4394

Email Address: garthchristensen@gmail.com

☐ I would like my contact details to be withheld.

I: Support / Neutral / Oppose this Application I: Do / Do Not wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

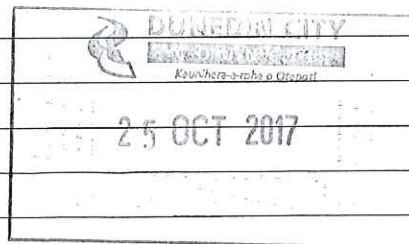
The specific parts of the application that this submission relates to are:

All parts



My submission is [include the reasons for your views]:

A highly desirable proposal. Good for Dunedin and the community



The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Approve application in total

Signature of submitter: [Signature] (or person authorised to sign on behalf of submitter)

Date: 17 October, 2017

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058**.

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From: alantodd237@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 624622
Date: Wednesday, 18 October 2017 10:08:18 a.m.

This resource consent application submission has been made via the Council website on **18 Oct 2017 9:58am**. The details are listed below.

Personal information

Name Alan Todd
Address 182 victoria road 9010 Dunedin
Contact phone 0273913156
Fax
Email address alantodd237@gmail.com

Submission details

Consent number LUC-2017-408
Position I support this application
Wish to speak? No
Present jointly to hearing? Yes
Parts of application that submission relates to n/a
Reasons for submission great tourism benefits
Desired decision Grant consent
Privacy statement acknowledged Yes

Supporting documents

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From: glen@ourc.org.nz
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626766
Date: Monday, 30 October 2017 03:56:03 p.m.

This resource consent application submission has been made via the Council website on **30 Oct 2017 3:56pm**. The details are listed below.

Personal information

Name Glen Sinclair
Address
Contact phone
Fax
Email address

Submission details

Consent number LUC 2017-408
Position I am neutral towards this application
Wish to speak? No
Present jointly to hearing? No
Parts of application that submission relates to We are supportive of a food cart and water sports hire in the south car park at the Vauxhall Yacht Club. But we are against using the area for a golf hole in one.
Reasons for submission We live in the area and use the water area for kayaking, swimming, and rowing. A golf hole in one does not fit in with the large number of Watersport users.
Desired decision To not allow the golf hole in one to go ahead. But to allow the water sports hire and food cart.
Privacy statement acknowledged Yes

Supporting documents

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From: karleywildenpalms@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626769
Date: Monday, 30 October 2017 04:23:47 p.m.

This resource consent application submission has been made via the Council website on **30 Oct 2017 4:15pm**. The details are listed below.

Personal information

Name Otago university rowing club Karley Wilden-Palms
Address 65 Magnet street Boat harbour reserve 9016 Dunedin
Contact phone
Fax
Email address

Submission details

Consent number LUC 2017-408
Position I am neutral towards this application
Wish to speak? No
Present jointly to hearing? No
Parts of application that submission relates to We are against having a pontoon for a golf hole in one permanently moored in that area of the harbour.
Reasons for submission Rowing as well as many other water sports users use this area for early morning training. It would put this pontoon directly in the path of one of our training areas - an area that is nicely sheltered from the normal summer northerly winds.
Desired decision To reject the application to allow a permanently moored pontoon for a hole in one golf business on the south side of the Vauxhall Yacht Club. We are not against the wate Sports hire or food cart businesses.
Privacy statement acknowledged Yes

Supporting documents

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From:
To: [Resource Consent Submissions](#)
Subject: Submission: LUC-2017-408, Applicant: Peter Ronald Graham
Date: Tuesday, 17 October 2017 11:37:29 a.m.
Attachments: [SC3680185817101710280.pdf](#)

Good morning,

Please find attached our submission [opposing](#) the resource consent number LUC-2017-408.

The main reasons for our opposing view are:

- Visual impact from our property, the golf pontoon will be directly in the view of the harbour from our property and we see this as the major negative point of this submission.
- The noise that is created by waves/sea movement against the pontoon
- Noise from the operation in general

We support the food/coffee van along with the water sports and bike hiring part of the business.

Regards,

Haley

you not wish to receive email communication of this nature please forward this email to unsubscribe@craigslip.com

This email (and any attachments) is confidential, may be privileged and is intended for the addressee only, if you have received it by mistake please notify the sender by return e-mail and delete this message from your system.

A Disclosure Statement is available on request and free of charge. Please visit www.craigsp.com for more information.

**SUBMISSION FORM 13**

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-408

Applicant: Peter Ronald Graham

Site Address:

139 Portobello Road

Description of Proposal:

To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: HALCY & JOHNNY VAN LEEUWEN

Address for Service (Postal Address):

DUNEDIN

Post Code: 9013

Telephone:

Email Address:

☒ I would like my contact details to be withheld.

I: **Support/Neutral/****Oppose** this Application I: **Do/Do Not** wish to be heard in support of this submission at a hearing

☒ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Golf hole in one challenge.

My submission is [include the reasons for your views]:

We do not support the golf hole in one challenge at the Vauxhall Yacht club. We believe the noise from this operation will be problematic, especially considering the hours of operation & will create parking congestion. We do not support this also from an aesthetic point of view - the Vauxhall area is a beautiful place to live with outstanding views of the harbour. We do not wish to look out & see the Golf hole in one pontoon from our property.

PTD

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Decline the golf hole in one challenge.
Approve the water sports / bike hire
Approve the food/coffee van

Signature of submitter:

(or person authorised to sign on behalf of submitter)

Date: 17/10/2017

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058**.

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We do support the water sports/bike hire & think this would make good use of the area & we also support the food/coffee van.

ANOTHER IDEA.

The old highside restaurant on Kitchener street remains vacant & would be the perfect space for a cafe & a tourist operation such as this. The parking around this area is abundant & it is also around a popular cycling route.

NOISE FROM THE PONTOON

The other reason for our opposition is the additional noise created by the waves against the pontoon. At present we hear noise created by the waves against the existing ramp at the yacht club and believe that the pontoon would have a similar level of noise.

From: tracyhudsonw@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626736
Date: Monday, 30 October 2017 01:54:54 p.m.

This resource consent application submission has been made via the Council website on **30 Oct 2017 1:45pm**. The details are listed below.

Personal information

Name Tracy Hudson
Address
Contact phone
Fax
Email address

Submission details

Consent number	LUC-2017-408
Position	I oppose this application
Wish to speak?	Yes
Present jointly to hearing?	Yes
Parts of application that submission relates to	Noise !! all day long from 9am until 10pm at night. Extra traffic and the environmental effects to the wildlife.
Reasons for submission	The noise will directly effect myself and my young family due to the Harbour noise carries up. Bed time would be impossible getting the children to sleep due to the noise level. More traffic in the area will make it harder when going out for walks/scooter with the kids there will be larger number using the cycle/walk way. It just couldn't manage that many bikes and walkers it would need to become a cycle way only. That would be so sad. Golf pontoon has an environmental effect on the Harbour due to the beautiful view. Golf balls been left in the water and not retrieved will damage the wildlife environment. This is a residential area with a number of young families who choose to live in this area for the peace and quiet and the beautiful views. This would devalue the area
Desired decision	NO!!!
Privacy statement acknowledged	Yes

Supporting documents

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DUNEDIN CITY COUNCIL
Kaunihera-a-Aotearoa

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-408

Applicant: Peter Ronald Graham

Site Address:

139 Portobello Road

Description of Proposal:

To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: DAVID JACKSON (HON SEC ORC)

Address for Service (Postal Address): Otago Rowing Club

P.O. Box 524 Dunedin Post Code: 9014

Telephone: —

Email Address: secretary@otagorowingclub.org.nz

☐ I would like my contact details to be withheld.

I: Support/Neutral/Oppose this Application I: Do/Do Not wish to be heard in support of this submission at a hearing

☒ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Our objection covers all aspects of this submission
1) The pontoon is positioned in the middle of our well established rowing area and will present a major hazard for any water user. 2) Experience tells us that inexperienced kayakers will present a hazard to rowers: no experience no knowledge of safety

My submission is [include the reasons for your views]:

That the submission should be rejected. The pontoon will present a major safety hazard to rowers who can be out anytime between 6am and 7pm. Weekends are our busiest time and we can have 60 plus people out. In line with the Habor safety recommendations we row from the Club along Palmarth Drive then turn left keeping off shore by ~100m until the Yacht Club. Thus we row through the area where the pontoon will be. On rough days we row up and down the Vauxhall side where navigating round the pontoon and it moving cables will add a considerable risk of tipping out for our rowers. Kayakers with no experience will cause collisions and we fear rowers and kayakers will end in hospital

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

to reject the submission.

RECEIVED

13 OCT 2017

BY:

Signature of submitter:

David Jackson
(or person authorised to sign on behalf of submitter)

Date: 13/11/17

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017** at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058.**

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website.** You may request your contact details be

From: [Save The Otago Peninsula Incorporated-Society](#)
To: [Resource Consent Submissions](#)
Subject: Submission on LUC-2017-408
Date: Sunday, 29 October 2017 09:14:00 p.m.
Attachments: [SUBMISSION FORM Golf challenge.docx](#)

Please find attached a submission on the Resource Consent for a Golf hole in one and Watersports Tourist Operation at 139 Portobello Road.

--

Lala Frazer
For Save The Otago Peninsula (STOP) Inc Soc
P O Box 23, Portobello, DUNEDIN 9048, New Zealand
Contact Phone: (03) 478 0339

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Section 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2017-408**Applicant:** Peter Ronald Graham**Site Address:** 139 Portobello Road**Description of Proposal:** To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.**I/We wish to lodge a submission on the above resource consent application:**Your Full Name: Save The Otago Peninsula (STOP) Inc Soc.Address for Service (Postal Address): PO Box 23, Portobello, Dunedin Post Code: 9048Telephone: 478 0339 Facsimile: _____Email Address: stopincsoc@gmail.comI ~~support/Neutral~~ **Oppose** this Application I ~~Do/Do Not~~ **wish to be heard** in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

*Please use the back of this form or attach other pages as required***The specific parts of the application that this submission relates to are:**

The proposal for a Golf, Hole in One activity

Save The Otago Peninsula (STOP) Inc does not oppose the other activities.

My submission is [include the reasons for your views]:

The society is concerned for the wellbeing of wildlife in the area. In particular it is concerned about the proximity of shags roosting on the adjacent jetty. The shags have gradually had their roosts and nesting sites reduced throughout the Harbour area. While they do get disturbed regularly by users of the jetty, they can fly away from danger. But a flying golf ball hitting them could presumably kill or injure.

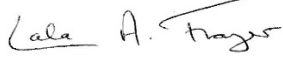
2. This is a flyway for the Little shags that roost both on the jetty and on the boatsheds closer to the city.

3. The application is noticeable for offering **NO** environmental report on the marine wildlife activity in this area. For instance it mentions some kelp areas. Are there any seahorses using the area?; is the kelp used for fish spawning?; how much bird feeding is occurring in the area?

4. If the balls have to be scooped off the floor of the Harbour, the layer of heavy metals at the bottom of the harbour, deposited in earlier years through the stormwater discharges from the industrial uses of South Dunedin - especially the gasworks - when controls were less stringent, could be disturbed. The area adjacent to Portsmouth Drive was particularly badly polluted in this way. Currently those heavy metals are covered with sediment which due to its depth prevents disturbance even under storm conditions. But a trawling net or dredge effect, or continual disturbance of sediment by divers could disturb the cap, especially if it is not deep, and release any heavy metals that have been deposited in this area. Although the submission states that the substrate is rock with little sediment overlay, Council needs to seek advice as to whether some of those heavy metals were flushed through and deposited as far as this area, thus remaining a health hazard if disturbed. Alternatively the submitter should arrange for appropriate testing.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Is to refuse permission for the proposed Golf Hole in One activity, while approving permission for the other proposed activities.

Signature of submitter: 
(or person authorised to sign on behalf of submitter)Date: 30 October 2017**Notes to Submitter:****Closing Date:** The closing date for serving submissions on the Dunedin City Council is Monday 30 October 2017 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, P O Box 5005, Dunedin 9058.**Electronic Submissions:** A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz**Privacy:** Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

From: ssdunedin@slingshot.co.nz
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626245
Date: Wednesday, 25 October 2017 08:29:25 p.m.
Attachments: [Golf-submission.doc.docx](#)

This resource consent application submission has been made via the Council website on **25 Oct 2017 8:29pm**. The details are listed below.

Personal information

Name Adam Cullen

Address

Fax

Email address

Submission details

Consent number LUC-2017-408
Position I oppose this application
Wish to speak? No
Present jointly to hearing? Yes
Parts of application that submission relates to We are opposed to the golf 'hole in one' pontoon, but agreeable in principal to the hire of kayaks, etc and the coffee/food van. However we are opposed to it being situated in the south side car park and feel that it would be more appropriate to be on the north side of the car park. Reasons are explained in the attached document.
Reasons for submission Please see the attached document.
Desired decision Decline the consent for the south side of Vauxhall Yacht club to be used for commercial purposes.
Privacy statement acknowledged Yes

Supporting documents

Golf-submission.doc.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 13.8 KB - file name

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The following are reasons why we feel the consent should be declined

- Proposed signs will be in the eyeline of cars pulling out of the carpark, therefore impeding their vision. They are also over the allowed size in a residential area and will be an eye sore in an otherwise natural environment.
- The pontoon will be an eyesore and not a natural thing you would expect to see on the harbour. It will also interfere with the kayaking/jet skiing/water skiing and other boating activities that take place on the harbour.
- The hours are not appropriate so close to a residential site
- The carpark is not big enough as through the spring/summer months campers park there overnight, and year round cars are left there during the day as people walk/bike to the city.
- Children in surrounding houses may be kept awake at night or woken during day time sleeping because of the noise .
- The pontoon will appear much larger viewed from our elevated perspective than it would from the ground level as shown in the proposal.
- Signage is needed at the south side of the yacht club to tell people there are toilets on the north side. From our house we already see people using the bushes as a toilet. Rubbish bins are also already overflowing – that will become worse with more people there.
- The car park can be extremely difficult to get out of especially at peak times
- We need there to be ample 'drive through' room in the car park as we use it every day to turn around in to access our driveway.
- Although the car noise is generally not a problem you can clearly hear people talking from the yacht club car park as if they are in the same room with you.
- The harbour is a very busy place with a lot of families using this area for some length of time on a day to day basis. There is a serious danger of someone being hit by a golf ball. It may not be practicable for a spotter to wait until people have moved on from using the area.
- The proposal is for one person to be manning the coffee van and serving customers and acting as spotter for the golf tee. This is impossible for one person to have their full attention on the golf tee whilst they are trying to attend to everything else.
- Whilst we accept the day to day noises and goings on of the harbour, we did not purchase our house to have our harbour view interrupted by a pontoon and golf tee, and the associated noise that will go with it.
- The noise generated from the pontoon on a rough windy night could be very noticeable as has happened in the past when a rescue boat was moored there for some time.
- What provisions have been made to deal with potentially unruly/rowdy/intoxicated people who arrive to the golf challenge?

The following are reasons why we feel the north side of the car park is more appropriate for the hire of kayaks/canoes and the coffee/food van proposed in this consent:

- Toilets are located on this side
- The car park is by far bigger
- The access to and from the car park is better with increased visibility. This is especially important with people who are unfamiliar with the area.
- Boat ramps are on that side making it easier to launch kayaks and canoes etc

Although we are opposed to the golf challenge activity being situated at the Vauxhall Yacht Club, we are not totally opposed to the idea, and feel there are better, more appropriate places this could take place such as by the 'Molars' or further along where High Tide Restaurant was situated. This is a commercial area where the activity will have no impact on residents.

From: patricia.mcnaughton@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 623074
Date: Wednesday, 4 October 2017 10:55:25 p.m.

This resource consent application submission has been made via the Council website on **04 Oct 2017 10:46pm**. The details are listed below.

Personal information

Name Patricia McNaughton
Address
Contact phone
Fax
Email address

Submission details

Consent number LUC-2017-408
Position I oppose this application
Wish to speak? No
Present jointly to hearing? No
Parts of application that submission relates to Putting golf balls into the harbour.
Reasons for submission There is enough rubbish that goes into the harbour now without purposely adding more. He says that he will employ a scuba diver to pick up the golf balls but the top of the harbour is muddy and the diver would not be able to find them. It is also a rather large area to cover and there is no way that the diver would get them all. This will then just add to the pollution that already exists in the harbour.
Desired decision The council should decline this application.
Privacy statement acknowledged Yes

Supporting documents

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DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otago

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under section 95A, Resource Management Act 1991



To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number:

LUC-2017-408

Applicant: Peter Ronald Graham

Site Address:

139 Portobello Road

Description of Proposal:

To establish and operate a tourism business. The proposed activity will comprise a golf hole in one challenge onto a pontoon green located approximately 95m off shore, a water sports and bike hire drop off point and a coffee/food van.

I/We wish to lodge a submission on the above resource consent application (Please read privacy statement):

Your Full Name: Mrs Quentin Furlong and Dr Michael Furlong

Address for Service (Postal Address): 1165 Highcliff Rd RD 2

DUNEDIN

Post Code: 9077

Telephone: 03 476 1937

Email Address: mqfurlong@xtra.co.nz

☐ I would like my contact details to be withheld.

I: **Support/Neutral/**Oppose this Application I: **Do/Do Not** wish to be heard in support of this submission at a hearing

☐ If others make a similar submission, I will consider presenting a joint case with them at a hearing.

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

The golf hole in one challenge

My submission is [include the reasons for your views]:

As OTAGO PENINSULA residents, we feel allowing the golf hole in one challenge with the pontoon green located in the harbour is not a suitable tourism adventure near the entrance of an area of Dunedin prized for its ecotourism. The three proposed signs are visual clutter along Portobello Drive, the pontoon itself looks very commercial in the harbour, the lighting proposed adds to the tacky commercial look overall.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Deny resource consent for The golf hole in one challenge.
WE DO NOT OBJECT TO THE WATER SPORTS AND BIKE HIRE or the
coffee/food van

Signature of submitter: Quentin Furlong
(or person authorised to sign on behalf of submitter)

Date: 10/10/17

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Monday, **30 October 2017 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is **Peter Graham, C/- James Taylor-Cyphers, Beca Ltd, PO Box 5005, Dunedin 9058**.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to resconsent.submission@dcc.govt.nz

Privacy: Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the media and the public, **including publication on the Council website**. You may request your contact details be withheld. Your submission will only be used for the purpose of the notified resource consent process.

From: magicnewcar1@gmail.com
To: [Resource Consent Submissions](#)
Subject: Resource consent application submission - 626654
Date: Sunday, 29 October 2017 10:47:56 p.m.
Attachments: [Otago-Harbour-Golf-Challenge.docx](#)

This resource consent application submission has been made via the Council website on **29 Oct 2017 10:36pm**. The details are listed below.

Personal information

Name Craig McEwan
Address
Contact phone
Fax
Email address

Submission details

Consent number LUC-2017-408
Position I oppose this application
Wish to speak? No
Present jointly to hearing? Yes
Parts of application that submission relates to Entire operation
Reasons for submission Use of reserve for commercial gain Noise Visual pollution Pedestrian/cyclist safety Public restriction of use of Striking Zone Loss of mooring site Retrieval methodology - pollution
Desired decision Deny consent
Privacy statement acknowledged Yes

Supporting documents

Otago-Harbour-Golf-Challenge.docx, type application/vnd.openxmlformats-officedocument.wordprocessingml.document, 17.1 KB - file name

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We overlook the proposed Otago Harbour Golf Challenge site and raise the following points:

- We do not agree with the reserve area being used for commercial activities. The relatively natural area will be paved and public access denied. It is enjoyed by many people walking, running, picnicking and playing in and around the water. The parking area is also used by self-contained campervans. The area is used by people in a transient fashion and these are all quiet activities as befits an area overlooked by a number of homes.
- Noise carries up from the harbour to these homes and a seven day a week business being operated from sunrise to sunset will interfere with residential peace and quiet. We are concerned about the noise of gatherings of people (e.g. stag parties) and how power will be provided to the site i.e. will there be a generator running?
- Portobello Road is remarkably free of commercial signage and it will detract from the beautiful outlook over Otago Harbour and be a distraction for drivers on what is already an accident prone stretch of road.
- The car park north of the Yacht Club is used by many people enjoying Otago Harbour. The proposal for coaches to use this area is a safety concern. The “footpath” in front of the yacht club is also used as a driveway to access the northern carpark. It is also part of the Otago Harbour Cycleway and use will only increase as the cycleway is extended. There is risk to pedestrians and cyclists from the increased number of vehicles crossing the “footpath”.
- The proposed Striking Zone is used by many people; yachters, rowers, stand up paddle boarders, kayaks, motorboats, recreational divers and open water swimmers during events and individually. The applicant proposes to halt activities while the Strike Zone is being used by others but other users enjoyment of the area will be affected by the pressure to get out of the way. The sheltered bay is ideal for people learning watercraft skills as evinced by the frequent use by the Andersons Bay Sea Scouts and the yacht club. This opportunity to practice in a safe, shallow area will then be denied to other individuals as they cannot spend large amounts of time in the Striking Zone.
- While there are no boats currently moored in Mooring Area 7, there have been in the past and this proposal denies this opportunity in the future.
- In the golf ball retrieval test, the locations of the golf balls were GPS marked. The proposed area is larger than a rugby field and in reality they will not know where the golf balls lie. Searching for the balls underwater then becomes a needle in a haystack scenario and those balls not found will be littering and polluting the harbour for years to come. We have observed people gathering shellfish in the Striking Zone in the past.
- The application refers to the Taupo Hole in One Challenge. This activity is carried out several hundred metres away from any boat ramp and is not overlooked by residential homes. In addition vehicle access to the parking area does not cross any footpaths.