

**Submission on  
the Dunedin City  
9-Year Plan  
by the  
Kaikorai Rugby Football Club**



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Form 5

*Submission on publicly notified proposal for policy statement or plan, clause 6 of First Schedule,  
Resource Management Act 1991*

To: Dunedin City Council  
PO Box 5045  
Dunedin 9054

Submission on: **9 Year Plan 2025-2034**

Date: 29 April 2025

Submission by: **Terramark Limited**  
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1. The Kaikorai Rugby Football Club could not gain an advantage in trade competition for this submission.
2. We do not wish to be heard in support of this submission.

Yours faithfully

**For Terramark Limited**



**Darryl Sycamore**

Planning Manager

## Introduction & Background

- 1.1 Terramark Limited (**Terramark**) welcomes the opportunity to submit on the Dunedin City 9-Year Plan 2025-2034 on behalf of the Kaikorai Rugby Football Club.
- 1.2 Terramark is a surveying, land engineering and planning business with a proud history of supporting the Otago community in a range of activities from subdivision, land use, water takes and discharge, industrial activities including extractive and commercial ventures.
- 1.3 We have an active interest in the success of the community across the four well-beings and consider ourselves one of few local businesses that speak up for straightforward and common-sense planning documents to drive the community and success of the local economy.
- 1.4 Kaikorai Rugby Football Club (**KRFC**) was established in 1883 and became affiliated with Otago Rugby Football Union in 1884, with a team in the Junior rugby competition, before a team was entered into the Senior competition in 1887.
- 1.5 The playing fields used by KRFC are owned by Dunedin City Council (**DCC**) and are known as the Bishopscourt Grounds. The clubrooms are owned outright by KRFC Incorporated. In this arrangement, the playing fields are managed by DCC and are subject to the Reserves Management Plan General Policies (RMP). The Council's recent review of the RMP policies will subsequently impact on the use of the playing grounds and how they should be effectively used, developed, maintained and protected. KRFC submitted on the RMP.
- 1.6 As a club, KRFC are exploring avenues and varying work programs to upgrade the clubrooms and work alongside DCC, to be an accessible, affordable, and fit for-purpose facility that provides for a range of sports and recreation activities. A number of options are being considered for potential upgrades to create a multi-purpose community hub supporting sports and recreation. The success of the Sunnyvale Community Centre in Green Island has provided the catalyst to redefine the KRFC buildings supporting both local suburbs and wider Dunedin. This shall cement their position as a well-established club within the community.
- 1.7 There is an expectation that Councils, when undertaking a plan review, will seek to support the long term viability of the KRFC, including enabling future growth and sustainable expansion of the club rooms and ancillary activities which support a community hub under the Reserves Act 1977 and other statutory documents, such as the District Plan (2GP). Allocating requisite funding for capital works to support the Club will then require consideration as part of the Long Term Plan process.

## General comments on the 9-Year Plan

- 2.1 KRFC are a particularly interested party in the 9Year Plan given the playing grounds are owned and managed by DCC which surrounds the KRFC clubrooms. Crucially, the club and the Bishops court grounds are perceived by the community as one single entity rather than two separated owned properties relying on each other for mutual success. Few will appreciate the clubrooms are owned by an independent society whereas the grounds are owned by the City.
- 2.2 Funding support from the City can have an effect on the club's long-term success and future outlook. KRFC is seeking to upgrade the existing clubrooms and liaising with DCC on this process, there is a particular focus on the ongoing collaboration and partnership with stakeholders, whilst enabling upgrades to existing and new sports infrastructure.
- 2.3 The KRFC committee has assessed the long term viability of the club and identified options to better cater to the needs of the community. The former squash club rooms and change facilities located within the clubrooms are not being efficiently utilised, and the Club has promoted a concept where the former squash club area is converted to modernised bathrooms and toilets providing for greater privacy and access for the community. This area would be leased to the City and managed thereafter by the Parks and Reserves Department.
- 2.4 KRFC respectfully seeks funds are set aside in the 9-Year Plan to enable the alterations of the former squash club area into new modernised bathrooms. The Club will continue to carry out their due diligence on the proposition in conjunction with continued discussion with the Parks and Reserves Department. Once an agreement in principle is made, the Club would commit to preparing the design works and rely on financial support from the City.
- 2.5 In the absence of design and costings being available, KRFC requests the Panel allocate \$1,000,000 to the capital works budget for the Parks and Reserves budget to enable the necessary upgrades and bring the clubrooms up to a modern standard expected by the community. This will enable the club to future-proof the facilities and the broad offering to the community groups that use our clubrooms.
- 2.6 KRFC also wish to highlight a possible change to the rates rebates they receive annually from Council. Whilst the 9-Year Plan process may not be the best place for raising the issue, there is concern there is a proposed change to the rebates under consideration. This could have a significant impact on the financial viability of the Club, and we respectfully submit that no changes to the existing system are adopted which adversely impact community groups.