

16 December 2013

DCS Limited  
17 Woodside Road  
Mount Eden  
Auckland 1024

Dear Sir/Madam

**RESOURCE CONSENT APPLICATION – ADVICE OF DECISION**

Application Number(s):	R/LUC/2013/4490
Applicant:	Remuera Golf Club Incorporated
Proposed Activity(s):	To install and operate eight 16.8m high floodlights on the existing driving range at the Remuera Golf Club.
Address:	Course/ 120 Abbotts Way, Remuera, Auckland 1050

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website [www.justice.govt.nz/court/environment-court](http://www.justice.govt.nz/court/environment-court).

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact Aruna Pillay on 09 353 9248 and quote the application number above.

Yours faithfully,



Cory Anderson  
Resource Consents Administrator  
**RESOURCE CONSENTS**

# Decision on notification of a resource consent application

Under the Resource Management Act 1991



Application no.:	R/LUC/2013/4990
Address:	120 Abbotts Way, Remuera, Auckland 1050 (Remuera Golf Club)
Legal description:	Lot 6 DP67256 & Part Lot 2 DP 68674, CT 244261
Applicant:	Remuera Golf Club
Proposal:	Discretionary activity land use consent to install and operate eight 16.8m high floodlights on the existing driving range at the Remuera Golf Club

Having read the application, supporting documents, and reports from council staff and/or its representatives, I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and to make a decision.

Under section 95A of the RMA, this application shall not be publicly notified because:

1. The adverse effects on the environment will be less than minor because:

- Due to the topography of the area, scale of the golf course property, presence of mature vegetation, and separation distance of the floodlights from surrounding residential properties, any potential adverse effects will be avoided or mitigated such that they are less than minor.
- The adverse effects of light spill and glare on the surrounding area, and effects on sky glow and night sky views will be less than minor as the light fixtures will be aimed below the horizontal and orientated in such a manner that the light will only be spread towards the golf driving range. There will be no adverse effects on the streetscape.
- The height and scale of the lighting poles will not be visually obtrusive against the backdrop of the surrounding environment, particularly when considering the size of the golf course and separation distances of the floodlights from the surrounding residential properties.
- While the extended hours of operation of the driving range up to 9.30pm at night will also extend the timing of traffic movements and traffic flows to and from the site later into the evening than currently, the existing parking area and road network can appropriately accommodate any increase in activity, and there will be less than minor adverse effects on the surrounding environment.
- While the hours of operation will be extended, it is not anticipated that the current noise levels generated by the golf club and its associated clubhouse facilities will increase as a result of the proposal.
- Any potential adverse effects relating to construction of the floodlights, including proposed earthworks, will only be temporary, and the extent of excavation required, method of construction and separation distance of the works from surrounding residential properties is such that there will be less than minor adverse effects.

2. There is no district or regional plan rule or national environment standard that requires public notification and the applicant has not requested it.
3. There are no other reasons or special circumstances to warrant notification.

Under section 95B of the RMA, this application shall not be limited notified because:

1. There are no adversely affected persons because:
  - Those residential properties adjoining the golf club site to the north and east are sufficiently removed from the proposed floodlights, and separated by mature vegetation to the extent that any adverse effects on these properties will be less than minor.
  - Specialist advice confirms that spill light calculated at any property boundary will be less than 1 lux and with the hours of operation of the floodlights being restricted to 9.30pm, any adverse effect on adjoining properties will be less than minor.
  - The floodlights are slender poles and due to the topography of the area, screen planting and their distance from adjoining residential properties (as stated in the applicant's letter dated 1 December 2013, approximately 377m to the north, 175m to the east, 675m to the south and 300m to the west) there will be less than minor adverse effects in terms of outlook or visual amenity.
  - The Waiaatarua Reserve to the west is screened from the floodlights by a 20-30m width of dense planting. Also, the public footpath within the reserve is further than 30m from the golf course boundary, and therefore the proposed floodlights will have less than minor adverse effects on the reserve.
2. There are currently no protected customary rights groups or marine title groups in the region affected by this proposal.

Accordingly, this application shall proceed on a **non-notified** basis.

**Greg Hill**  
Duty Commissioner



**Date** 13<sup>th</sup> November 2013

# Decision on an application for a resource consent

Under the Resource Management Act 1991



Application no.:	R/LUC/2013/4490
Address:	120 Abbotts Way, Remuera, Auckland 1050 (Remuera Golf Club)
Legal description:	Lot 6 DP 67256 & Part Lot 2 DP 68674, CT 244261
Applicant:	Remuera Golf Club
Proposal:	Discretionary activity land use consent to install and operate eight 16.8m high floodlights on the existing driving range at the Remuera Golf Club

Having read the application, supporting documents, and reports from council staff and/or its representatives, I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and to make a decision.

Under sections 104 and 104B and Part 2 of the RMA, this application is **GRANTED**.

Under section 113, the reasons for this decision are:

- The adverse effects resulting from the proposed installation and operation of the floodlights will be less than minor. The topography of the area, scale of the golf club site, separation distances between the floodlights and adjoining properties, along with existing mature vegetation will mitigate any adverse visual amenity or outlook effects on surrounding properties. Adverse effects relating to noise associated with the increase in hours of operation of the driving range facility will be reduced by the distance between adjoining properties and the proposed floodlights being switched off at 9.30pm. There will be no adverse effects on the wider surrounding environment or the streetscape, and any temporary effects during the construction phase can be avoided by limiting hours of operation and the imposition of construction noise restrictions. The height of the proposed lighting poles and their location within the 6m side yard will have less than minor adverse effects on the Waitatarua Reserve due to the presence of dense planting between the floodlights and the public path within the Reserve. Specialist lighting information confirms that the floodlights will comply with the Auckland Council Bylaw with respect to spill light, glare and sky glow, and with less than 1 lux of added illuminance at any property boundary, any adverse effects will be less than minor. The earthworks proposed for the installation of the floodlights is minimal and conditions of consent will ensure any adverse effects resulting from potentially contaminated soil will be avoided.
- In terms of section 104(1)(b) of the RMA, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Auckland City Isthmus Section 1999). In particular, the proposal is consistent with the general objectives and policies of the Open Space zones set out in Clause 9.3, and those in Clause 9.6.3 relating specifically to the Open Space 3 (Organised Recreation) zone. The proposal is consistent with the relevant objectives and policies of the Proposed Auckland Unitary Plan, and in particular Part 2, Chapter D, clause 2.3 relating to the Public Open Space – Sport and Active Recreation zone.

- Overall, the proposal is consistent with the Operative and Proposed Plan provisions and the purpose and principles of the RMA, and will promote the sustainable management of natural and physical resources as contemplated by Part 2 of the Act by enhancing the existing golf club resource.

## **CONDITIONS**

Under section 108 of the RMA, this consent is subject to the following conditions:

### **General Conditions**

1. The proposed installation and operation of the eight floodlights on the driving range at the Remuera Golf Club shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number R/LUC/2013/4490:
  - Application Form, and Assessment of Effects prepared by Brooke Dales of DCS dated 5 November 2013, entitled "Statutory Assessment Including an Assessment of Environmental Effects";
  - Letter from Brooke Dales of DCS dated 20 November 2013.
  - Letter from Brooke Dales of DCS dated 1 December 2013.
  - Specialist Reports as detailed below, and additional information.

Specialist Report Title	Prepared by	Dated
Remuera Golf Club Driving Range Assessment of Environmental Effects – Exterior Lighting	Mike Grunsell of Lighting Design Practice	24 July 2013
Technical Specification	Lighting Design Practice	August 2013

- Plans prepared by LDP Limited entitled "Remuera Golf Club – Driving Range":

Drawing reference number	Title	Architect / Author	Dated
13,027 LO	Lighting Design – Site Plan & Schedules	LDP Limited	24/07/2013
13,027 L1	Lighting Calculation - Horizontal	LDP Limited	24/07/2013
13,027 L2	Lighting Calculation - Horizontal	LDP Limited	24/07/2013
13,027 L3	Lighting Calculation - Horizontal	LDP Limited	24/07/2013
13,027 L4	Lighting Calculation – Vertical Elevation	LDP Limited	24/07/2013
		LDP Limited	undated

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
  - a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - b. All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
4. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
  - a. The consent is given effect to; or
  - b. The Council extends the period after which the consent lapses.
5. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$500.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

**Advice Note:**

*The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.*

**Construction and Earthworks**

6. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:
  - Monday to Saturday: 7:30a.m. to 6p.m.
  - Sundays or Public Holidays: no works

**Lighting**

7. The hours of operation of the floodlights shall be restricted to 7.00am to 9.30pm daily.
8. The consent holder shall, within two months of commencement of operation of the floodlights, undertake lighting measurements and provide to the satisfaction of the Team Leader, Compliance Monitoring, Central Resource Consenting and Compliance, Auckland Council, a validation report to confirm that Part 13.5 of the Auckland Council Bylaw 2008 is complied with.

## Contamination

9. The consent holder shall ensure that any excavated material that requires off-site disposal is either disposed of at a licensed landfill facility, or tested prior to re-use on site, if suitable.
10. The consent holder shall provide either/or both the landfill receipts and soil analysis report to the Auckland Council on completion of earthworks.

## Advice Notes

1. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
2. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
3. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Resource Consent Monitoring Team Leader (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
  - *name and telephone number of the project manager and the site owner*
  - *site address to which the consent relates*
  - *activity to which the consent relates*
  - *expected duration of works*
4. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.*
5. *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
6. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

**Greg Hill**  
**Duty Commissioner**



**Date** 13<sup>th</sup> December 2013