

Applicant:	Otago Boys Hostel
Location:	17 & 17A Melrose Street
Application Number:	LUC-2018-428
Subject:	Further Information Request Section 41C(3) RMA

Introduction

This minute is to confirm the oral direction given at the hearing on Thursday 21 February 2019 that the Hearings Panel consider that further information is required to allow it to fully consider the effects of the proposed activity.

In the meantime the hearing stands adjourned.

Scope of the Application

At the hearing a question to arise for the Panel was whether the relocated main entranceway to the hostel was within the scope of the application, and if so whether the effects of the entranceway had been properly assessed.

The Panel has considered the various responses of the parties, and has reviewed the application documents. Our view is that the establishment of the main pedestrian entrance on 17 Melrose Street was clearly identified as part of the proposal. It is shown on the plans and clearly outlined in the application document. As a result, the proposed relocation of the main pedestrian entrance to the hostel onto the subject site is confirmed as within the scope of the application.

Assessment of relocated hostel entrance

While scope is not considered to be at issue, an assessment of effects arising from the relocated main pedestrian entrance appears to have been largely overlooked in the application and in the Section 42A report.

This appears to have arisen because the Applicant may have anticipated the major matter of concern in relation to effects was the proposed recreational use of the space. The recreation component was however removed prior to the hearing and this has resulted in the focus of attention shifting to other aspects of the application.

The Panel considers that a supplementary targeted assessment that quantifies and assesses the effects on submitters from the relocated hostel site entrance is necessary to allow it to consider the degree of impact and the effectiveness of any proposed mitigation. Without this information the Panel considers it is not in a position to properly determine the application. It is also important that submitters can be informed as to the potential effects from that aspect of the proposed activity.

It is acknowledged that the application as lodged did contain an assessment of the recreation aspect, and we invite the Applicant to refer to this, and make any relevant comparisons as to the type and scale of effects in its assessment of the relocated entrance to the hostel.

Draft Conditions

During the hearing the Panel asked the Applicant to provide a set of draft conditions that we could rely upon as the Applicant's desired set of mitigation measures. We also requested it confer during an interval at the hearing with a submitter, Ms Lee, to explore possible agreement as to the conditions required to mitigate effects concerning landscaping and parking aspects of the application.

The Applicant reported back that some progress had been made on that, but further consultation would be required with Ms Lee and with some other submitters from adjacent properties.

The Panel now requests the Applicant provides to us a set of draft conditions that respond to effects identified at the hearing and which incorporates any additional conditions necessary to mitigate the effects of the relocated main entrance. The Panel appreciate that it may be difficult to achieve a mitigation solution for the activity that all parties are completely happy with but it recommends that any mitigation is developed in consultation with neighbours to the site.

Extension to statutory timeframes

The Panel also appreciates the applicant has agreed to a time frame extension under Section 37 of the RMA to allow time for the information to be provided, and it will endeavour to expedite the process once the further information is received. The Panel will then decide on the best process for completing the process.

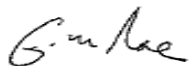
Conclusion

The Panel requests that the Applicant:

1. Provide an assessment of the effects of the proposed relocated main pedestrian entrance to the hostel at the site; and
2. Provide a complete set of draft conditions, including conditions on landscaping, planting and van parking, and any other conditions necessary to mitigate effects of a relocated pedestrian entranceway to the hostel.

The Panel requests the information be provided on or before **Friday 15 March 2019**. On receipt of the information it will be sent to the submitters and they will be invited to respond within 2 weeks.

We will then be in a position to determine the appropriate process from that point on.



GM Rae

**Chair of Hearings Panel, on behalf of
Commissioners Day-Cleavin and Bodecker**

25 February 2019