

Further Evidence of S Lee : Entrance to Hostel

29 March 2019

New entranceway

- 1 It is submitted that it is clearly preferable for all parties that any new entranceway into the Hostel site is built facing the street, so that the Hostel's activities are maintained within the designated property, and not redirected over 17A Melrose, because that would remove the risk of considerable additional effects on the amenity of neighbouring residential properties.
- 2 Because the Hostel's evidence discusses the possibility of establishing a new entranceway entirely within 25 Melrose, Ms Lee has taken this to mean that it will be located on, or as close as practicably possible, to the street frontage. As outlined in Ms Lee's attached, Ms Lee's clear preference is that the Hostel's entrance continues to face the street, and not be re-oriented to instead face the middle of the property directly adjoining her residence.

New information about use of entranceway

- 3 Ms Lee signalled concerns about the scope of the application by the Otago Boys Hostel ("Hostel") at paragraphs 17-19 of the original submission (pages 4-5). At that time the applicant was asked to clarify how the link into the Hostel site might be used in the future, so that the full effects of the Hostel's proposed activity could be properly assessed by neighbours and Council.
- 4 While a new entranceway is shown in the plans and referenced in some parts of the text of the Hostel's application, it is also clearly stated that the hostel intends the linkage through 17A Melrose street to be formed at 'Stage 2' (e.g. para 7 page 3 Hostel AEE, quoted in the Hostel's response to the chair's minute at para 10).
- 5 It is submitted that some further details of what 'Stage 2' might involve only became clear at the hearing, and of particular import were the comments made by the applicant signalling that the Hostel intends to close its present entranceway further down Melrose, which will result in all foot and vehicle traffic being shifted from the present entranceway up to the new entrance at 17A Melrose Street.

- 6 Without these additional insights provided at the hearing, it is submitted that it was reasonable for both the submitters and Council to interpret the original application as being a proposal to establish:
- a The new carpark; and
 - b Only a supplementary entrance to the hostel site, predominantly for the purpose of supporting the 12 new carparks and transportation of students in the hostel vans.

Effects from new entranceway

- 7 The further information provided by the Applicant confirms that the application seeks to authorise a considerable amount of new pedestrian activity over 17 & 17A Melrose, but it does not specify numbers.
- 8 It was indicated at the hearing that there are 140 boarders (not including staff and visitors). This would suggest at least 300+ new pedestrian movements are proposed over 17A Melrose per day during the school year, and likely more, given that staff and students attend a range of after school and social activities.
- 9 It is submitted that the Hostel's proposal to redirect all pedestrian traffic over 17A Melrose is substantial enough to require a specific noise assessment to be provided by an expert. Noise will result not just from passing pedestrians, but also as students collect under the canopy. It is submitted that it would not be realistically possible for the Hostel to prevent students collecting around its main pedestrian entrance (as suggested in the Hostel's response to the chair's minute, paras 29 and 43).
- 10 An additional breakdown of the other amenity effects that would result from the large numbers of pedestrians for considerable periods before and after school hours, and on weekends, has also not been specifically provided.
- 11 At the same time as proposing this change to the activities within 17A Melrose, the Hostel has confirmed that it is not in a position to indicate when they are planning this change to commence (Hostel's response to the chair's minute, para 48), creating an uncertain situation for neighbours, and an unclear application for Council to assess.

Designation

- 12 It is submitted that the proposed removal of the existing entranceway to the Hostel site (as a part of Stage 2) could only be considered to be within the scope of the Hostel's designation, if the new entrance was to be located on the boundary between 25 Melrose and Melrose street.
- 13 If that was to occur then it is accepted that:
- a Any new entrance could be authorised through a subsequent application made pursuant to rules that apply by virtue of the site's designation; and
 - b It is likely that the neighbours would be excluded from any participation in such a process.
- 14 However if it was proposed that following closure of the lower entrance to the Hostel, the Hostel's new entranceway for all foot and vehicular traffic was to pass through 17A Melrose, then it is submitted that this type of proposal would not sit solely within the designation. In this latter case, because 17A is a parcel of land which sits outside the designation, a resource consent process similar to this one would likely be necessary to authorise such a change.

Summary

- 15 The Hostel has not formally confirmed that it will be closing the lower entranceway to the Hostel as a part of this resource consent process, it has only signalled an intention to do so at a time in the future which is to be determined (Hostel's response to the chair's minute, para 48).
- 16 It is submitted that:
- a The Hostel has only applied for the entranceway described in it's further information to be a supplementary entrance to the Hostel site;
 - b The Council may only grant consent for the supplementary entranceway to be used as a new pedestrian access if it is satisfied that the Applicant's evidence demonstrates that the additional effects on resident's amenity from 300+ additional pedestrian movements a day along with the car parking proposal, are no more than minor; and

- c If the Council does grant consent on this basis then it must include conditions of consent that clearly confine the extent of the activity that is to be consented through this application.

17 It is submitted that the clearly preferable approach, which avoids a number of the issues outlined above, would be for the Hostel's new entranceway to be sited off 25 Melrose and facing Melrose street.

Letter from Ms S Lee

I really appreciate the committee listening to the resident's concerns to reach a fair solution. The reason I am cautious about the development plan next door is since we are the residents living next to the hostel on a 24hr bases (and will continue to do so for the next few decades). This change that the hostel may see as minor now, could become a more problematic matter for me in the future.

In saying that I would like to thank the hostel for accepting our landscaping and planting request.

Also I appreciate that the hostel is shifting the place for loading and unloading the boys by the school van closer to the entrance canopy.

I am still concerned that the entrance at the car park to the hostel will turn into the main entrance for all the hostel boys and visitors. Even though the hostel said they will monitor the loitering or noise, there will still be disturbance issues every morning and afternoon. We have our sunny back yard just opposite to the planned entrance site. The higher trees for screening the traffic around the entrance canopy would block our harbour view. It would be a great benefit for 17C, 15, 11 Melrose Street if the entrance could be shifted to the street as much as possible. The shorter travel distance from the street to the entrance will result in less noise and privacy issues.

Once again I would like to thank you for your effort.

Susan Lee
17 C Melrose street