

**CLOSING STATEMENT OF CONRAD STEWART ANDERSON ON BEHALF OF
GK ACCOMMODATION LIMITED**

1044 Brighton Road, Brighton, Dunedin (LUC-2022-177)

21 December 2022

1. INTRODUCTION

- 1.1 To begin with, I would like to thank Ms O'Dea, the Submitters, along with the Council Staff that have provided comment. I believe that input has assisted to refine the proposal, which will provide additional certainty and an enhanced outcome.

2. POST HEARING

- 2.1 Subsequent to the Hearing, on 19 December 2022 Ms O'Dea circulated a final set of draft conditions.
- 2.2 In addition, attached is an additional site plan, which identifies the proposed permanent outdoor amenity spaces. These spaces:
- (a) Are to contain outdoor seating (such as a picnic table) and a covered BBQ.
 - (b) Do not interfere with the secondary turning area for emergency vehicles.
 - (c) Can be used in conjunction with the adjacent open space (which is associated with the secondary turning space for emergency vehicles).

3. DRAFT CONDITIONS

- 3.1 With regards to the circulated draft conditions, I make the following comments: The draft conditions are generally agreeable, however, on behalf of the Applicant, I wish to request consideration of the following:
- (a) Condition 17/18 – Following further consideration of these conditions, solely to avoid any future confusion, it may be more practical to use a map showing the no parking area and properties to which the letters are to be delivered to.
 - (b) Condition 21 – This currently reads "*Waste collection and recycling must be undertaken privately by a commercial operator and must be undertaken entirely within the site*". To allow for the option of the Site Manager removing the rubbish/recycling, it is requested the words 'by a commercial operator' be deleted. This request is solely for practical purposes.

- (c) Condition 27.g – This refers to the outdoor amenity space being near Units 11 and 12. As per the attached plan, these spaces are now near Units 1 and 10.
- (d) Condition 33 – The Applicant expects that all onsite construction activity can be undertaken fully within the site. This is due to any site works either being minor or undertaken via smaller sized machinery, and the site layout provides space for trucks carrying equipment/accommodation units. Trucks can enter the site facing forward, manoeuvre internally and exit facing forwards. This should result in no impact on the road network. Due to this, it is requested that Condition 33 is modified as followed:
 - (i) No vehicle is to reverse on to or off the site.
 - (ii) If any construction activity is likely to impact on the roading network, or requires works within the roading network, then a Traffic Management Plan shall be submitted to and approved by Dunedin City Council, prior to the commencement of the specific construction works. Traffic shall be managed in accordance with the approved plan.

4. ADDITIONAL COMMENTS / CONCLUSION

- 4.1 The attached plan shows the permanent outdoor areas, and does not make any other modifications to the plans.
- 4.2 The location of the outdoor areas, as per the attached, is considered to be excellent locations due to:
 - (a) Centrally located within the site.
 - (b) Provides for the erection of permanent structure, such as a BBQ roof.
 - (c) Provides for utilisation of the secondary turning area for emergency vehicles, without resulting in any obstructions.
- 4.3 In conclusion, again I would like to thank those involved, and reiterate that the proposal will result in the enhanced use of the land resource along, while being consistent with the purpose of the RMA.

Conrad Stewart Anderson

21/12/2022