

Before Hearing Commissioners
at Christchurch

under: the Resource Management Act 1991

in the matter of: application RMA/2020/405 for land use consent in relation to new buildings to accommodate facilities to provide services including healthcare, employment, education and housing to young people between 10 – 25

by: **The Youth Hub Trust – Te Hurihanga ō Rangatahi**
Applicant

Supplementary Evidence of Kim Marie Seaton

Dated: 8 October 2020

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SUPPLEMENTARY EVIDENCE OF KIM MARIE SEATON

1 This supplementary evidence details the changes to conditions that have been proposed by the applicant in response to comments and suggestions by the Commissioner, submitters, and other experts during the first two days of the hearing.

2 A copy of the revised set of conditions forming Appendix 4 of my primary evidence is attached at **Appendix 1**.

Condition 6 Operational Traffic Management Plan

3 Following comments from Mr Carr concerning the need for monitoring of the OTMP, Condition 6 has been amended to require monitoring of parking and travel behaviour on-site, for a minimum frequency of every six months for the first 18 months of operation and annually thereafter. The monitoring frequency is based on advice provided to me by Mr Fuller. I have also included a reference to the need for time limited parking within the Salisbury Street car park. I have otherwise amended the condition to include reference to the headings contained in Mr Fuller's draft OTMP (provided in the resource consent application), for clarity.

4 I note that implementation of the OTMP is already required under proposed condition 5 and this condition remains unchanged.

Condition 7 Salisbury Street car park

5 I have inserted a new condition requiring the parking space within the Salisbury Street car park to be limited to 5 minutes, per the discussions and comments received during the hearing. I have worded the condition so that if P5 parking becomes available Salisbury Street, the on-site parking spaces need not necessarily continue as P5. Essentially the ongoing use of the Salisbury Street car parking spaces will then become a matter for consideration under the OTMP.

Condition 14 Events

6 Following informal discussion with Ms Jowett during the hearing, I was concerned that it was not sufficiently clear that the events space was only intended for use by organisations directly associated with the Youth Hub. I have therefore suggested a new condition 14 to make that clearer.

Condition 15 Roof terraces

7 In response to discussions at the hearing, I have included a new condition making it clear that the roof terraces are not to be accessible for functions, or by persons attending functions.

Condition 22 Office floor space

8 In response to discussions at the hearing, I have included a new condition specifying the maximum floor area that youth welfare

service offices may cover. I have included a definition of the sorts of persons and organisations that may use that space, which excludes the health care facility use. That definition closely aligns with the District Plan definition of a "community welfare facility", amended slightly to require a youth focus and to make clear that staff from relevant government organisations may on occasion attend the site.

- 9 This condition has been proffered in order to ensure that the office spaces for the youth welfare services do not expand into the other parts of the Youth Hub, to respond to the concerns of 'creep' expressed by submitters.

Deleted condition pre-works structural assessment

- 10 In the absence of any further commentary from neighbours during the hearing, my preference is to remove the draft condition requiring a pre-works structural assessment. It remains unclear the extent of any pre-works assessment requirements, and any distance from the site boundary that I volunteer at this stage would not be founded on any appropriate expert advice. Mr Smith has provided me with further comment, noting that Condition 23 requires all construction activities to be managed and controlled in accordance with NZS6803:1999. Mr Smith advises that that standard will require a Construction Noise and Vibration Management Plan to be prepared prior to construction, which can address pre-condition surveys if the expert preparing that plan deems it necessary, depending on the construction techniques to be utilised. I consider that will be sufficient to address the issue of pre-works structural assessment.

Deleted conditions and amended Condition 25 café

- 11 With the moving of the proposed café internally, and the applicant's preference not to provide a "café courtyard", conditions pertaining to the management of the café courtyard are now redundant and I have deleted them. I have retained condition 25 in part, in so far as it still requires internal café music to be played at background levels only.

Condition 35 market garden

- 12 I have included a new condition specifying that the roof top market garden is accessible to visitors between the hours of 0800 to 1600 Monday to Sunday. The application previously stated that the garden would be accessible to visitors between those hours Monday to Friday only, which is the hours Cultivate explained to me would typically be required. It has since been noted to me that access may be required on weekends at times too, and allowance should be made for that. I note again that market gardens are in themselves a permitted activity under the District Plan, with no controls over their hours of operation.

Miscellaneous

- 13 I have amended condition cross references in several conditions, and clarified am/pm in condition 11.

Dated: 8 October 2020

Kim Marie Seaton

APPENDIX 1



APPENDIX 4: DRAFT CONDITIONS – REVISED SET FOR CLOSING

1. Except where varied by the conditions of this consent the development shall proceed in accordance with the information and plans submitted with the application and labelled RMA/2020/405.
- Lighting

 2. At least 10 working days prior to the commencement of construction work associated with this resource consent, the consent holder shall provide a design certificate from a suitably qualified and experienced person confirming that the development will achieve compliance with the following requirements:
 - a) Lighting of the parking area shall be maintained at a minimum level of 2 lux, with high uniformity, during the hours of operation.
 - b) All exterior lighting shall be directed away from adjacent properties and roads.
 - c) There shall be no light spill at any residential boundary exceeding 4 lux. The point of measurement for the lux spill is either at a point 2 metres inside the boundary, or at the closest window, whichever is the nearer, of the property affected by glare from the proposed activity.
 3. Upon completion of the lighting installation, an installation certificate from a suitably qualified person shall be provided to the Council showing that the lighting has been installed in accordance with design certificate.

Note: The required design certificate and installation certificate shall be provided to the Council Attention: Team Leader - Environmental Compliance, by way of email to rcmon@ccc.govt.nz.

Traffic Management

4. All proposed construction works shall to be carried out in accordance with an approved Temporary Traffic Management Plan (TTMP). The consent holder shall prepare a TTMP and submit this to Council, Attention: Christchurch Transport Operation Centre (CTOC) by way of email to rcmon@ccc.govt.nz, at least 10 working days prior to the commencement of construction work associated with this consent. The TTMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures and comply with the NZTA Code of Practice for Temporary Traffic Management (CoPTTM). Activities on any public road should be planned so as to cause as little disruption, peak traffic delay or inconvenience to road users as possible without compromising safety.
5. Once operational, all activity on the site shall be carried out in accordance with an approved Operational Travel Management Plan (OTMP). The purpose of the OTMP is to encourage travel to / from the site by modes other than private car travel as far as is practicable; and to manage the car parking effects associated with those people that choose to travel to the site.

6. The OTMP shall include but not be limited to the following matters set out in Appendix 4, of Appendix 7 of the application;

- i. The objectives of the OTMP
- ii. Travel management measures including but not limited to appointment of a travel management co-ordinator, staff car-pooling, off-site parking options, advising visitors of on-site parking limitations, encouraging alternative means of travel, management of loading requirements on-site;
- iii. Management of on-site parking space allocation and use, including any provision for time limited parking within the Salisbury Street car park;
- iv. Monitoring of staff and visitor parking and travel behaviour on-site, which shall include as a minimum, monitoring every six months for the first 18 months of operation and then annually thereafter.

7. All car parking spaces within the Salisbury Street car park, with the exception of any parking space for the disabled, shall be marked as P5 time restricted. This condition shall cease to apply if P5 parking spaces become available on Salisbury Street adjacent to the site.

6.8. The consent holder shall submit the OTMP to Council (rcmon@ccc.govt.nz) for certification at least 20 working days prior to operations associated with this consent commencing on the site. This OTMP is to be certified by the Council as meeting the requirements of condition [x6] prior to the commencing of operations and, once certified, the OTMP will therefore after form part of the Approved Consent Document.

7.9. Should the Council refuse to certify the OTMP, the consent holder shall submit a revised OTMP to the Council for certification. The certification process shall follow the same procedure and requirements as outlined in conditions [5-8x].

8.10. The OTMP may be amended at any time by the Consent Holder. Any amendments to the OTMP shall be submitted by the Consent Holder to the Council for certification. Any amendments to the OTMP shall be:

- a) for the purposes of improving the measures outlined in the OTMP for achieving the OTMP purpose (see condition [x6]), and;
- b) consistent with the conditions of this resource consent.

If the amended OTMP is certified, then it becomes the certified OTMP for the purposes of condition [5x] and will thereafter form part of the Approved Consent Document.

9.11. Any staff arriving on the site by car between the hours of 11:00pm and 07:00am shall only park in one of the three southern car parking spaces in the Gracefield Avenue car park.

10.12. The Salisbury Street car park shall be used during the day time period only (07:00am to 11:00pm). Access to the car park will be physically prevented during night time hours.

Event Management

11.13. Events shall only be held as follows:

DAYS	HOURS	NO. OF VISITORS (EXCLUDING STAFF)
Monday to Sunday	09:00am – 9:30pm	<60
Friday or Saturday evenings, maximum of 12 evenings per year	Up to 10:00pm	60 – 120
Friday or Saturday evenings, maximum of 12 evenings per year	Up to 10:00pm	Up to 200

14. Events shall only be held by organisations and persons directly associated with the provision of services to, and support for youth at, the Youth Hub.

15. Roof terraces shall not be accessible for functions or by persons attending functions at the Youth Hub.

12.16. Prior to the first event being held on the site, an event management plan (EMP) shall be prepared and submitted to Council (rcmon@ccc.govt.nz) for certification. The purpose of the EMP is to ensure any use of the site for events will be managed and supervised to avoid nuisance noise effects on neighbours, and to maintain compliance with the relevant district plan noise standards.

13.17. All events on the site shall be carried out in accordance with an approved EMP. The EMP shall include but not be limited to the following matters:

- i. Hours of operation;
- ii. Management procedures and event staffing;
- iii. Management of outdoor areas accessible to visitors;
- iv. Management of the events centre building;
- v. Management of traffic on site and including with reference to the OTMP;

- vi. Complaints procedures and event manager contact details; and
- vii. Any other information necessary to ensure compliance with the conditions of this resource consent.

14.18. The consent holder shall submit the EMP to Council (rcmon@ccc.govt.nz) for certification at least 20 working days prior to the first event associated with this consent commencing on the site. This EMP is to be certified by the Council as meeting the requirements of conditions [16 and 17x] prior to the first event and, once certified, the EMP will therefore after form part of the Approved Consent Document.

15.19. Should the Council refuse to certify the EMP, the consent holder shall submit a revised EMP to the Council for certification. The certification process shall follow the same procedure and requirements as outlined in conditions [x18].

16.20. The EMP may be amended at any time by the Consent Holder. Any amendments to the EMP shall be submitted by the Consent Holder to the Council for certification. Any amendments to the EMP shall be:

- c) for the purposes of improving the measures outlined in the EMP for achieving the EMP purpose (see condition [x16]), and;
- d) consistent with the conditions of this resource consent.

If the amended EMP is certified, then it becomes the certified EMP for the purposes of condition [17x] and will thereafter form part of the Approved Consent Document.

17.21. A record of all events/functions subject to the resource consent shall be kept detailing the nature of the event, date, time and number of guests. A copy of the record shall be made available to the Council on request.

Welfare Facility Floor Space

22. Offices for youth welfare services, excluding the health care facility, shall comprise no more than 419m² of floor area on the site. Youth welfare services means organisations and staff providing information, counselling and material welfare of a personal nature. It includes personal and family counselling, legal aid, visiting government organisations and the offices of charitable organisations directly associated with the provision of support services for youth.

Noise and Vibration

18.23. All construction activities shall be managed and controlled in accordance with NZS6803:1999.

~~19. [pre-works structural condition assessment — The consent holder shall undertake a pre-works structural/condition assessment for all habitable buildings within 5m of the site boundary — placeholder]~~

20.24. An acoustic fence shall be installed prior to construction activity commencing on all internal boundaries. The acoustic fence shall be 2m in height, shall have a minimum surface mass of 8.0kg/m² except that fencing

adjoining the Salisbury Street car park shall have a minimum surface mass of 15kg/m², and shall be maintained in good condition with no gaps.

~~21. No outdoor seating shall occupy the café courtyard within 4m of the eastern site boundary.~~

~~22.25. No external music shall be played in the café courtyard. Internal Music played within the café~~ shall be played at background levels only.

~~23. The café courtyard shall have a maximum of 10 seats.~~

~~24.26. No alcohol shall be served in the café.~~

Erosion and Sediment Control

~~25.27. All filling and excavation work shall be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional, which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in ECan's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>. The ESCP must be held on site at all times and made available to Council on request.~~

~~26.28. Run-off shall be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road, or into a river, stream, drain or wetland. Sediment, earth or debris shall not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system.~~

~~27.29. The ESCP shall be implemented on site and maintained over the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are inadequate. All disturbed surfaces shall be adequately topsoiled **and** vegetated as soon as possible to limit sediment mobilisation.~~

~~28.30. Dust emissions shall be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts or sprinklers shall be used on any exposed areas. The roads to and from the site, and entrance and exit, must remain tidy and free of dust and dirt at all times.~~

~~29.31. The consent holder must notify Christchurch City Council no less than three working days prior to works commencing, (email to rcmon@ccc.govt.nz) of the earthworks start date and the name and contact details of the site supervisor.~~

~~30.32. All loading and unloading of trucks with excavation or fill material shall be carried out within the subject site.~~

Landscaping

~~31.~~33. The proposed landscaping shall be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.

34. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species.

~~32.~~

Market Garden

35. The roof top market garden shall be accessible for visitors between the hours of 0800 and 1600 Monday to Sunday.

Review

~~33.~~36. Pursuant to Section 128 of the Resource Management Act 1991, the Council may review conditions by serving notice on the consent holder within a period of one month of any 12 month period following the date of this decision, in order to deal with any adverse effects on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage.