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**Subject:** Application Number: Mod2021/0005

## **Application Number: Mod2021/0005**

Section 455 (1a) Minor Environmental Impact - Modification of consent A212/63 - Alteration and additions to the existing Motel, Restaurant and Shops.

Application Type:  
Section 455 Modifications

From :

Bruce Hunt  
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I write to agree to SOME of these modifications to the Pasadena , but NOT ALL.

The Thomas Stephens reserve is rare and worth preserving as The social hub. It should not be overly commercialised. Or its footprint shrunk from whats existing .

### **The good features of this application -**

1. Installation of Awning along west elevation for shade
2. Opening natural light into interior shop cafe with glass door and servery on west elevation. And the consequent removal of caravan = more space for commuters .
3. Removal of eyesore old stairway
4. New stairway

### **The applications bad features**

1 Proposal of one metre wall to enclose a dining area is badly carving up this very public space .

Immediately Makes it a have / have not situation with diners versus public delineated by wall. Over Emphasis of commercialisation of tables with view versus relaxed current scenario

The area Should be democratic and NOT enclosed in any way - more a outdoor street life situation , with public (not private) tables chairs outside (as exist now with benches) And limit on number of seating along western frontage .

2. the Existing western Boundary line has been public space since Pasadena was built - the owners should NOT now be reclaiming it with wall and losing that space that public has had access to for 60 years . This western frontage area should remain public - with limits on

numbers of seating

3. Car parking and access - chaotic is best way to describe the usual traffic on weekends- the other improvements to church point wharf are putting more pressure on this area.

#### SUMMARY

If the improvements are internal only - WITHIN the existing building envelope and don't impede on the existing public area footprint, I believe they will enhance the amenity. The watch out is to ensure public has a right of way and access to those proposed street furniture tables chairs on western side ( as they do now )

Thank you for allowing us as residents to be heard -

Regards

Bruce Hunt