



Hastings District Council

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A G E N D A

LANDMARKS ADVISORY GROUP MEETING

Meeting Date: **Monday, 18 March 2019**

Time: **3.00pm**

Venue: **Landmarks Room
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Group Members	Chair: Councillor Schollum <i>Ex Officio: Mayor Hazlehurst</i> Councillors Dixon, Lawson, O'Keefe and Travers Mrs Ruth Vincent (Acting President, Landmarks Trust) 3 Landmarks Trust Executive Members: Barbara Brookfield, Joyce Barry and Diana McCormack (<i>Quorum=5 including 3 Councillors</i>)
Landmarks Trust Executive Members	John Davidson, Jane Fitzgerald, Kathryn Ingram, Robin Middlebrook, Margot Wilson, Katie Baptiste and Mr Richard Coles
Officer Responsible	Parks and Property Services Manager, Colin Hosford
Secretary	Carolyn Hunt (Extn 5634)

Landmarks Advisory Group – Terms of Reference

Fields of Activity

The Landmarks Advisory Group is established to advise the Council on planning the implementation of the Landmarks Developments.

Membership (9 Members)

Chairman appointed by Council

4 other Councillor

The Landmarks Trust Chair

3 others nominated by the Landmarks Trust

Quorum – 5 members including not less than three Councillor members.

Delegated Powers

1. To make recommendations to Council on Landmarks design elements in Council initiated projects.
2. To approve public art projects that are budgeted for.
3. To approve grants from the Abbott Bequest.
4. To make recommendations to the Council on Landmarks projects for inclusion in the Long Term Plan.
5. To monitor the Landmarks Development Plan and the Hastings CBD Strategy and its programme delivery and effectiveness.

HASTINGS DISTRICT COUNCIL
LANDMARKS ADVISORY GROUP MEETING

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TIME: 3.00pm

A G E N D A

1. Apologies

At the close of the agenda no apologies had been received.

At the close of the agenda no requests for leave of absence had been received.

2. Conflict of Interest

Members need to be vigilant to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have.

3. Consideration of General Business Items

4. Confirmation of Minutes

Minutes of the Landmarks Advisory Group held Wednesday 5 December 2018.

(Previously circulated)

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| 5. Keirunga Gardens - Draft Tree Management Plan - Consultation Phase Update | 5 |
| 6. Update on City Centre Revitalisation Plan | 19 |
| 7. Quarterly Report | 33 |

REPORT TO: LANDMARKS ADVISORY GROUP

MEETING DATE: MONDAY 18 MARCH 2019

**FROM: PARKS AND PROPERTY SERVICES MANAGER
COLIN HOSFORD**

**SUBJECT: KEIRUNGA GARDENS - DRAFT TREE MANAGEMENT
PLAN - CONSULTATION PHASE UPDATE**

1.0 INTRODUCTION

- 1.1 The purpose of this report is to update the Landmarks Advisory Group (the group) on the draft Keirunga Tree Management Plan.

2.0 BACKGROUND

- 2.1 The Group will recall that local and well known nurseryman Chris Ryan addressed this forum in 2018 to share a vision for tree replacement at Keirunga a Gardens.
- 2.2 The desire for a plan for tree replacement was first considered to address, the growing list of tree failures, especially those associated with storm events and concerns over the state of the tree stock in the Arthur's Path area of Keirunga Gardens. Officers believed it was timely to develop a long term tree succession plan in order to protect and ensure a lasting park legacy for the future.
- 2.3 As a result of initial positive feedback, the first public consultation meeting for the draft Keirunga Gardens Tree Management Plan was held on the 31st October 2018 at the Havelock North Function Centre. Approximately 90 people attended and to hear Chris Ryan's initial concept, via a powerpoint presentation.
- 2.4 Those attending were largely in support of the vision and concept, and the meeting concluded with a request for more detailed planting plans and staging options to be developed for further public consultation.
- 2.5 Additional group walkovers of the site were also organised to enable the wider community to familiarise themselves with Chris Ryan's vision for the future of Keirunga Gardens.
- 2.6 The draft plan was released for public consultation on December 8th and due to intense public interest, the closing period for submissions has now been extended until April 5th.

3.0 CURRENT SITUATION

- 3.1 The level of interest in the draft plan has been very high. There has been strong interest across the District in the draft plan and public opinion covers a wide spectrum from support to opposition.

- 3.2 During the consultation phase, Council also engaged independent arborist consultancy Arborlab, to peer review the draft document and comment on the proposal and where appropriate, make alternative recommendations.
- 3.3 The Arborlab report takes a more conservative approach to tree management and suggests that wholesale tree removal should be avoided in order to preserve the old tree stock. Officers have reviewed the Arborlab report and written an addendum report that summarises the two plans. See attachment 1.
- 3.4 All three reports (the draft plan, the arborlab report and addendum report) have been made available to the public so that their submissions can consider the wide range of options put forward. They can be accessed on the Council website at; www.myvoicemychoice.nz Submitters have been advised that in light of the recommendations of the Arborlab report, they may wish to withdraw and/or amend their submissions to take into account an alternative arborcultural view.
- 3.5 While this has become a high interest topic, officers reiterate that the draft plan is a consultation document. As such, submitters will have the opportunity to speak to Council before Council itself decides on the future of the trees in Keirunga Gardens.

4.0 SUMMARY

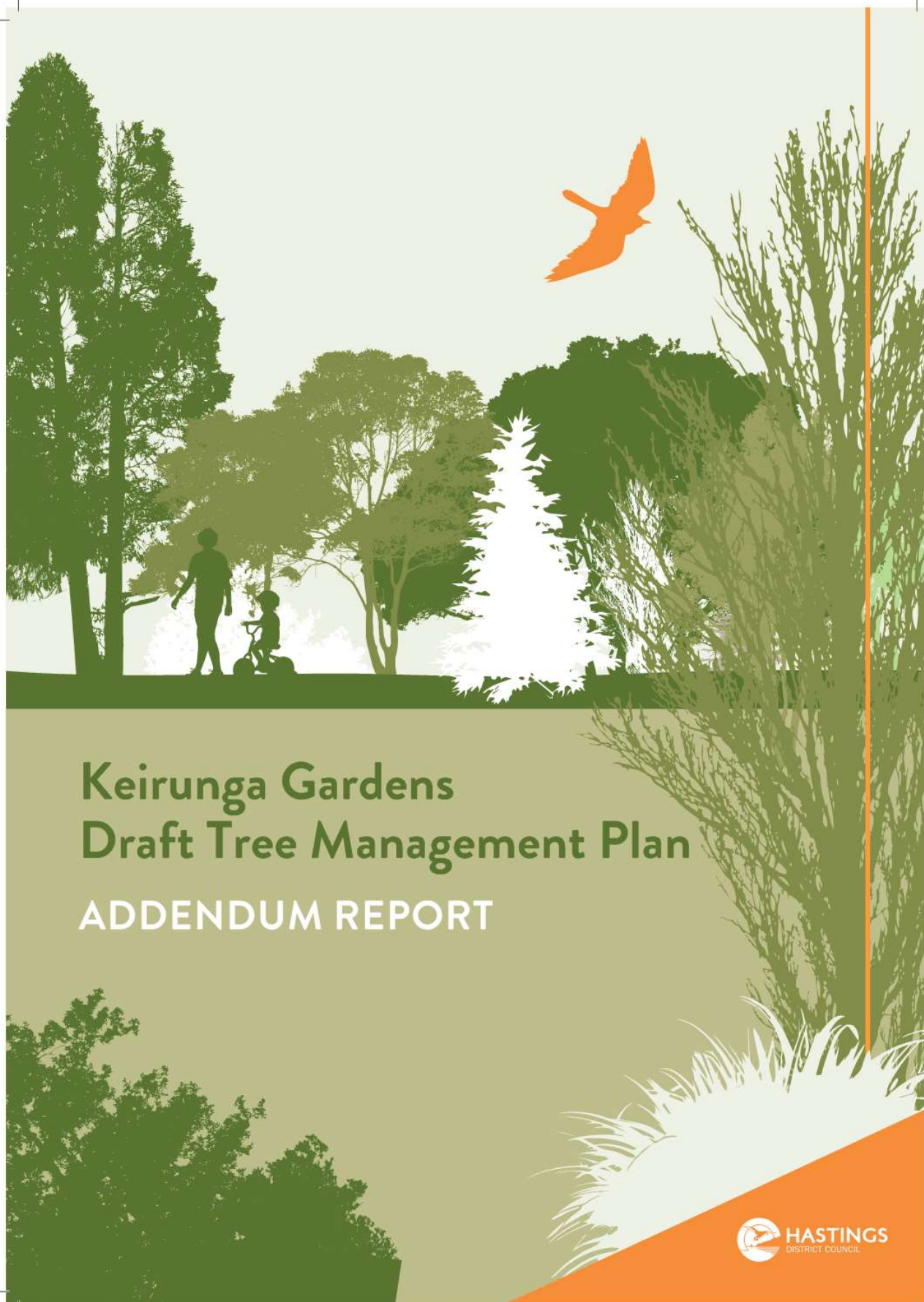
- 4.1 This report seeks to give the group a progress update on the draft Keirunga Gardens Draft Tree Management Plan. There is a high level of public interest in the draft plan and submissions will be received up until 5th April.
- 4.2 This report seeks to update the Landmarks Advisory Group on the proposed Tree Management Plan for Keirunga Gardens and is for discussion purposes only.

5.0 RECOMMENDATIONS AND REASONS

- A) That the report of the Parks and Property Services Manager titled "Keirunga Gardens - Draft Tree Management Plan - Consultation Phase Update" dated 18/03/2019 be received for information and discussion purposes only.**

Attachments:

- | | | |
|---|--|----------------|
| 1 | HDC Keirunga Gardens - Addendum Report | CG-14-13-00051 |
|---|--|----------------|



Background

The Hastings District Council prepared the Keirunga Gardens Draft Tree Management Plan in 2018. The desire for a tree management plan arose from Council's concern over a growing history of tree failure in the Arthur's Path area and the desire to have an agreed planting plan for future tree replacement. An initial concept, suggested by retired local nurseryman Chris Ryan, was presented to Landmarks Advisory Group prior to it being presented to a community meeting in the Community Centre. Positive feedback from this engagement process signalled to Council to proceed with developing a new landscape concept. The draft plan was developed and released as a consultation draft on 6th December 2018. To date it has drawn wide feedback.

During the consultation phase, Council also commissioned an independent arborist report on the condition of the trees in Arthur's Path woodland area and to offer a review of the draft plan. Council undertook this peer review to ensure its future decision making was robust and based on best practice.

The peer review, prepared by Arborlab, a nationally respected arboricultural consultancy, has been completed. Council now wants the community to be aware of this report and has made it publicly available for information and feedback purposes, particularly given it provides an alternate view.

Addendum Report

This addendum report summarises and compares the key features of the consultation document (Keirunga Gardens Draft Tree Management Plan) and the key features of the Arborlab peer review. While both reports identify the same or similar challenges in dealing with the tree stock in Arthur's Path, Keirunga, they differ markedly in their recommended approach to dealing with the tree stock and in particular the large oaks.

The following table 1, identifies the key themes surrounding the management of the woodland area and shows how the two reports either align or differ.

The key themes addressed by the two documents include;

- Woodland nature of Arthur's Path
- Tree maintenance
- Tree removal
- Weed tree removal
- Replacement tree species

This addendum report also contains an additional landscape plan that captures Arborlab's recommended tree removal actions. The Arborlab plan has been reproduced in the same scale as the consultation draft plan, to assist interested members of the community to compare the two different approaches and assist them in making submissions to the draft tree management plan.

TABLE 1

KEY THEMES	DRAFT PLAN'S RESPONSE	ARBORLAB RESPONSE
Woodland nature	Recognises the woodland character of Arthur's Path as a natural area. Recommends rapid change to introduce new tree species to create a more diverse arboretum of specimen trees.	Supports the woodland concept and recognizes the difficulty in establishing new trees amongst existing large trees. Recommends retention of existing trees with the slow removal of less significant trees to allow for a gradual long term succession planting programme. New plantings to support overall woodland concept with appropriate tree species.
General Tree Maintenance	General tree maintenance should be increased, especially with new juvenile plantings. Recommends annual inspections of tree health and programmes monitored and actions reviewed annually.	General maintenance carried out annually. Irrigation installed for new plantings. Also recommends three yearly inspections by suitably qualified arborists.
Tree Removal and Pruning	Recommends removal of 46 oak trees and 48 other varieties or species over three years.	Identifies 77 significant trees of which 23 require immediate crown reduction and/or pruning. Also recommends the removal of 23 trees (including 18 oaks) over a ten year period.
Weed tree removal – Groups	No removal number is specifically stated, however recommends the removal of poorly formed trees in general, which would include weed tree species.	Recommends additional removal of four groups of poorly formed and/or self sown "weed trees" (72 trees) These include casuarina, robinia and poorly formed oaks. The removal will create new spaces for replacement trees.
Replacement tree species	Recommends the introduction of an extensive range of new trees to create a diverse and colourful arboretum style woodland. Includes both trees and shrubs that are evergreen, deciduous, native and exotic.	Recommends that proposed tree list is reviewed to ensure replacement trees chosen are shade tolerant and will attain large dimension to fit appropriately into the woodland nature of the area.

Summary

The draft tree management plan that is currently being publicly consulted on, recommends a bold approach to tree management in the Arthur's Path woodland area of Keirunga Gardens. The plan responds to some concerns over the age, health and desirability of the tree stock. The draft plan recommends the removal of approximately 90 mature trees and numerous undesirable self-sown trees over three years (Appendix 1). While the plan also recommends a large scale replanting programme, it could, (if implemented) significantly change the look and feel of the woodland area.

In contrast the Arborlab peer review of the plan recommends a conservative and staged approach to tree management (Appendix 2). It recommends pruning and crown reduction to extend tree longevity. While it identifies the removal of 23 trees, of which 18 are oak trees, this quantity is much less than the draft tree management plan's recommendations for tree removal. Arborlab also recommends they be removed over a much longer ten year period in order to preserve and maintain the current valuable woodland character. The proposed plantings would aim to maintain a similar character of the area over the long term.

Next Steps

Council has decided to extend the public submission period to give the community additional opportunity to read the peer review, consider this addendum report and respond to the content and alternative findings.

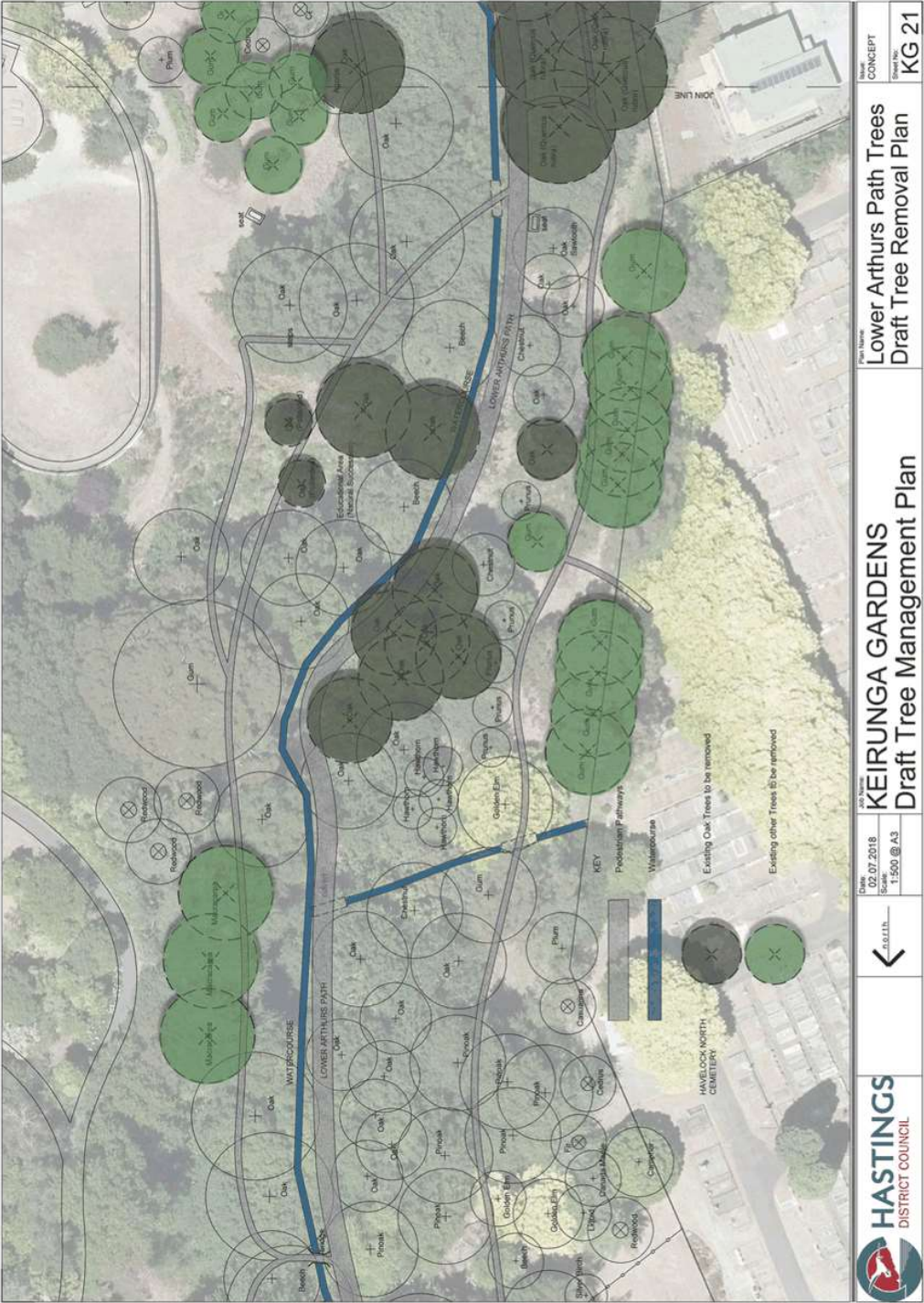
The extended submission period now closes at 5.00pm, Friday April 5th 2019.

Council will hear submissions to the draft tree management plan to ensure all submitters have the opportunity to have their say. All submitters will be advised of the date in due course. Those that have already submitted will be provided the opportunity to add to their submission given the recommendations of the peer review document and this addendum report.

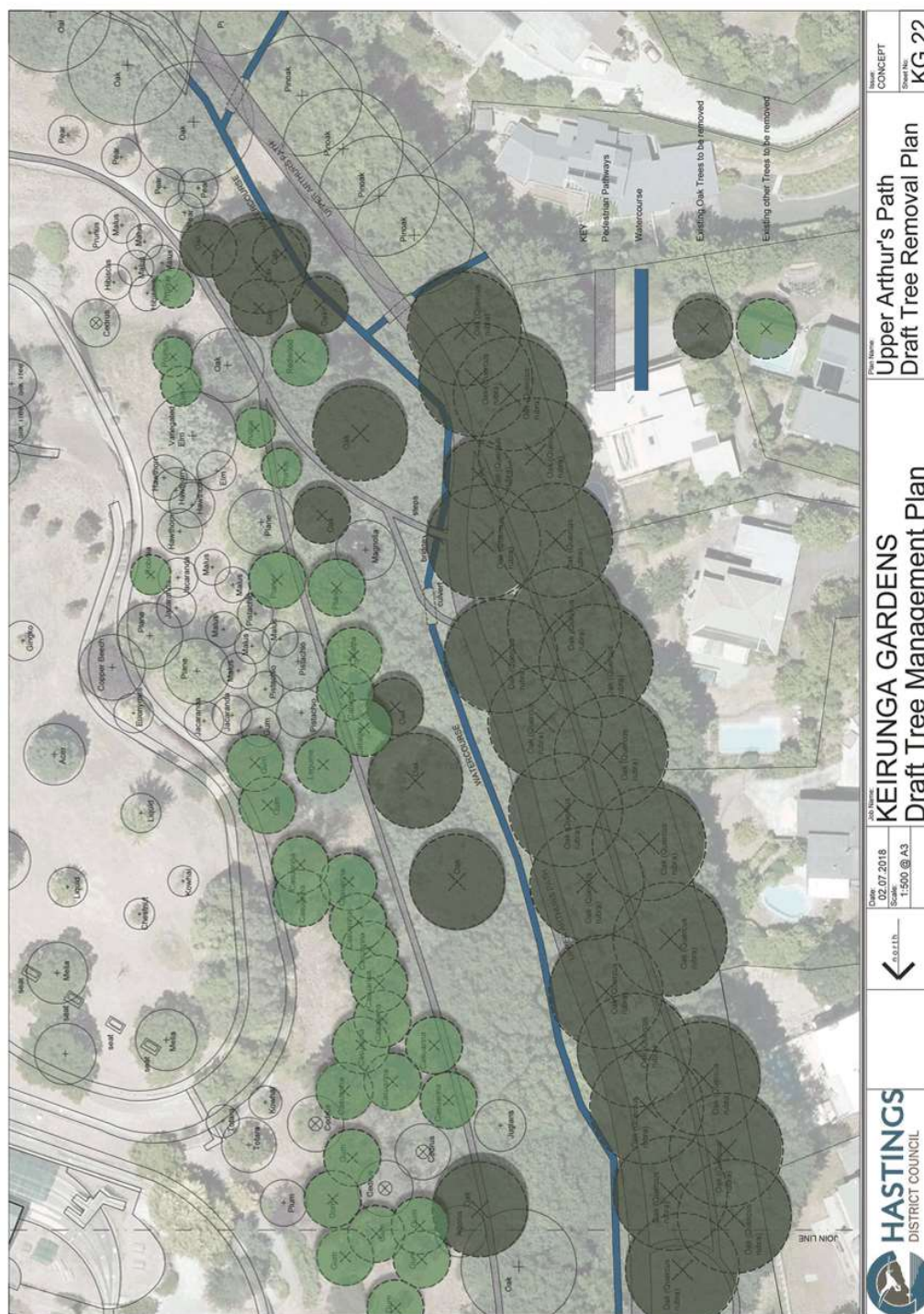
Council will consider the draft tree management plan, the peer review and all of the submissions, before deciding on its course of action. Options, ranging from the status quo (minimal maintenance and keeping the park safe) to major landscape change will be considered. Ultimately, Council will decide, based on the full consultative approach. The outcome of the decision will then need to inform future budget requirements.

To view the draft tree management plan, the Arborlab peer review, this addendum report and to make an online submission, please visit the following website, www.myvoicemychoice.co.nz website.

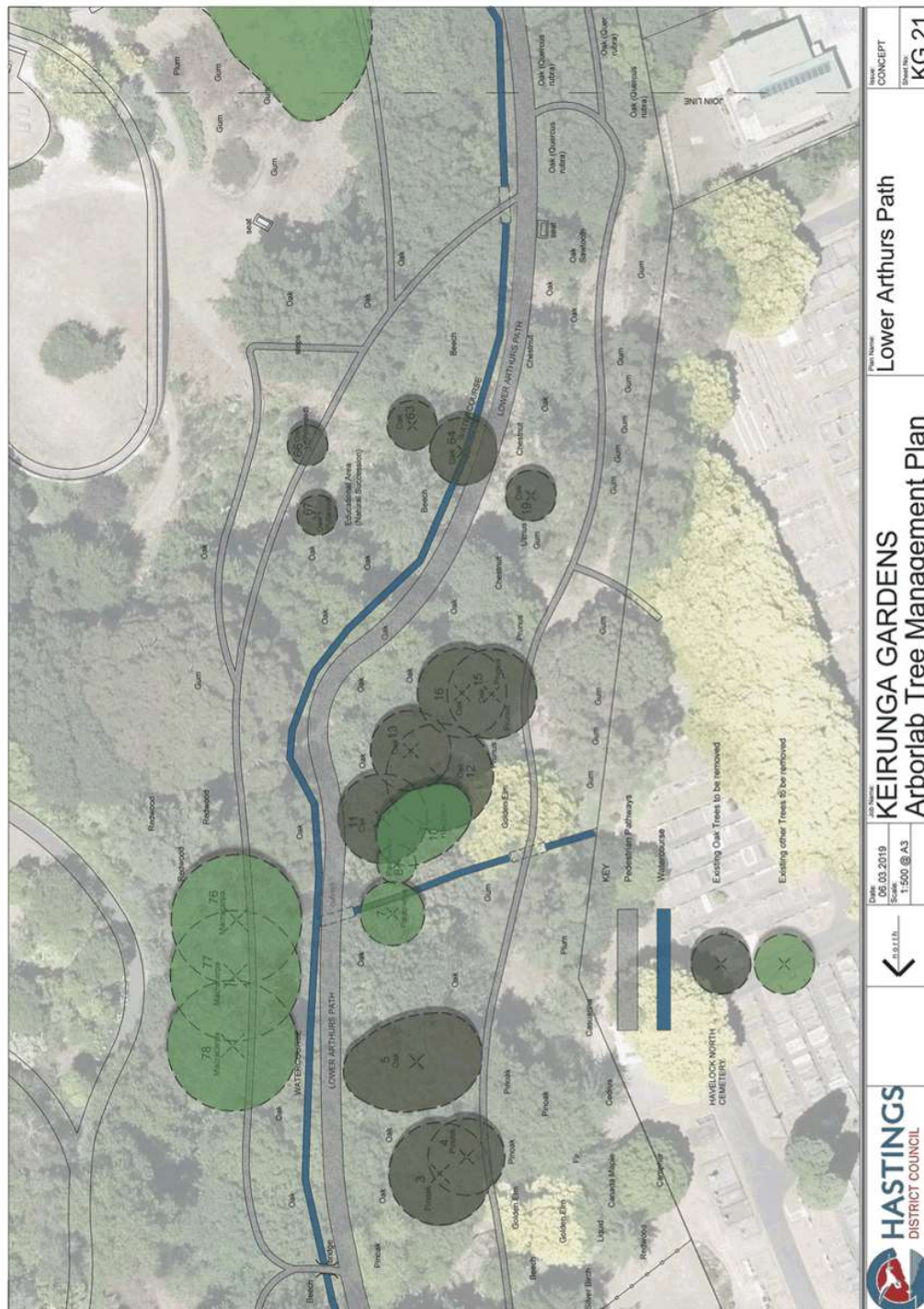
Appendix 1



Appendix 1

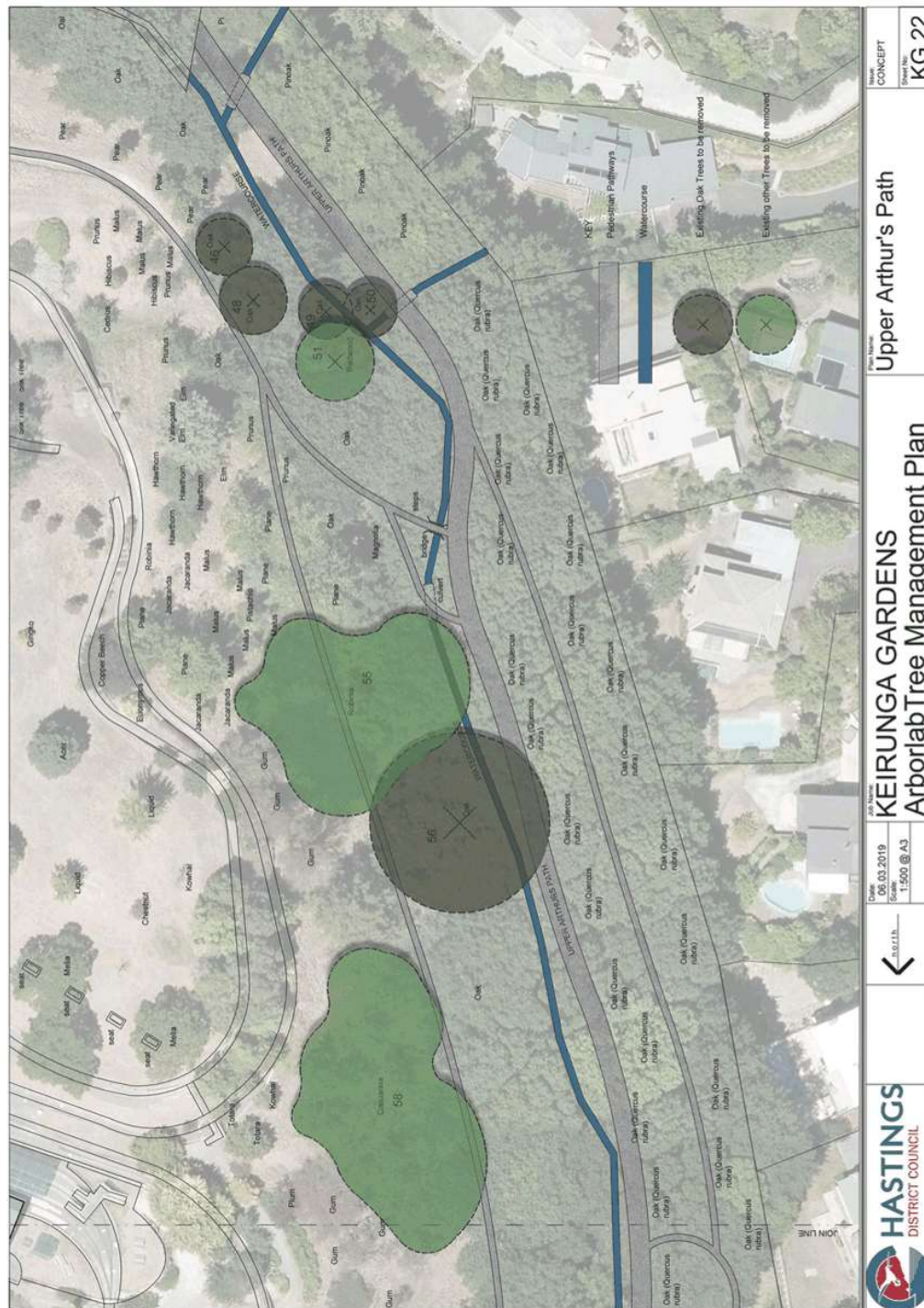


Appendix 2



KEIRUNGA GARDENS DRAFT TREE MANAGEMENT PLAN - ADDENDUM REPORT 7

Appendix 2



8 KEIRUNGA GARDENS DRAFT TREE MANAGEMENT PLAN - ADDENDUM REPORT

Item 5

Attachment 1

KEIRUNGA GARDENS DRAFT TREE MANAGEMENT PLAN - ADDENDUM REPORT | 9

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Attachment 1

Item 5

Attachment 1

KEIRUNGA GARDENS DRAFT TREE MANAGEMENT PLAN - ADDENDUM REPORT | 11



HASTINGS DISTRICT COUNCIL

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CFM-17-24-2-04

REPORT TO: LANDMARKS ADVISORY GROUP

MEETING DATE: MONDAY 18 MARCH 2019

FROM: PARKS PLANNING AND DEVELOPMENT MANAGER
RACHEL STUART

SUBJECT: UPDATE ON CITY CENTRE REVITALISATION PLAN

1.0 SUMMARY

1.1 The purpose of this report is to present the Hastings City Centre Public Spaces Revitalisation Plan (the Plan) to the Group that was adopted by Council on 26 February 2019. The Plan is available for viewing online at <https://www.hastingsdc.govt.nz/assets/Document-Library/Plans/Hastings-City-Centre-Public-Spaces-Revitalisation-Plan/Hastings-City-Centre-Public-Spaces-Revitalisation-Plan.pdf>

1.2 The Plan has been jointly prepared by Urbanismplus and Council.

2.0 BACKGROUND

Long Term Plan 2018-28

2.1 The consultation document for the LTP was released to the public in May 2018. It identified key areas of focus and investment, including *'investment in the Hastings city centre to increase its vibrancy and to meet the challenges of changing retail patterns and how people use the central city'*.

2.2 The document identified that a competitive and attractive city centre is key for Council; reflecting the desire of the community identified in the City Centre Strategy for a strong vibrant, compact and resilient city centre with a strong sense of place, high in amenity and reflective of our culture and heritage.

2.3 Three areas within the city centre were identified in the LTP as the first priorities for Council investment of \$4.5m to achieve this vision: (1) Central Plaza; (2) Heretaunga Street East Entertainment Precinct; and (3) Civic Square. Descriptions and illustrations of what these spaces could look like were provided to the community for feedback.

2.4 Feedback on the LTP consultation document relating to the city centre investment package was generally positive, with support received for both the priority areas and design initiatives.

2.5 It was during this submission process that it was requested that Council give further consideration to the reinstatement of traffic over the railway line and through the Central Plaza. It was mooted that this should be considered prior to making significant investment in that area. Whilst community appetite for traffic reinstatement was low during the preparation of the City Centre Strategy, it was acknowledged that the matter may need to be reassessed in the future.

2.6 Following the consideration of submissions, Council adopted the amended LTP, including the investment package and priority areas for the city centre, in

June 2018. At that time, Council also resolved to prepare a project plan that would identify and prioritise key activation areas that would achieve the goals of the City Centre Strategy, fit within the parameters of the LTP focus areas and budget, and investigate the return of vehicles to the Central Plaza.

- 2.7 In July 2018 Council engaged Urbanismplus to assist with the preparation of the project plan, resulting in this Draft City Centre Public Spaces Revitalisation Plan.

Preparation of the City Centre Public Spaces Revitalisation Plan

- 2.8 To identify and refine the projects designed to improve the city's open spaces, Urbanismplus facilitated a series of workshops with stakeholders, developers, and business and building owners in August, September and November 2018. These workshops specifically looked at what was working, what needed improvement, what a vibrant space could look like, and how to best link the east and west sides of the city.
- 2.9 This engagement and feedback formed an integral part of the process, providing further valuable insight into the views of key stakeholders.
- 2.10 Traffic modelling was undertaken in order to further explore vehicle movements within the city centre under a variety of scenarios.
- 2.11 The feedback confirmed that the goals, vision and priorities set out in the City Centre Strategy and LTP remain relevant and are supported, and that there is an overwhelming desire that Council progress investment in the city centre.
- 2.12 Feedback was also sought from the Youth Council, which requested consideration of a number of initiatives, specifically focused on the provision of youth spaces and facilities: places to learn, collaborate, create and perform; space for the provision of youth social services; streetscape ideas, free Wi-Fi, youth-focused pop up shops, and the upgrade of Civic Square with an overall focus on sustainability.
- 2.13 A number of key themes were identified during the workshops, in the main consistent with those identified by the community in the preparation of the city centre strategy. These have been summarised into the following key points:
- Activity in the City: Enhance and provide outdoor dining and hospitality areas; encourage activity in the evenings
 - Culture in the City: Celebration of culture and provision of art
 - Narratives of the City: Tell our story; recognise cultural narratives, our stories and memories in the design
 - Play in the City: Provide youth spaces; spaces where children can play; where adults can interact
 - Nature in the City: Enhance and create green infrastructure; plant more trees and create more green spaces
 - Gateways into the City: Enhance the entrances into our city; improve route legibility and welcome
 - Access to the City: Encourage alternative transport options into the city; cycle lanes and cycle storage

- Connections around the City: Enhance the east and west connections; the Civic Square and city centre connections; provide more laneways
 - People in the City: Put people at the heart of the city centre; address the vehicle/pedestrian balance
 - Sustainability in the City: Make Hastings a sustainable city; solar power initiatives
- 2.14 Differing opinions were received with regard to the reinstatement of traffic across the Heretaunga St Railway line and through the Central Plaza. The Landmarks Trust, arts and cultural community and members of the Hastings City Business Association were opposed to the idea. That response was consistent with the results of community consultation undertaken during the preparation of the City Centre Strategy in 2013.
- 2.15 While there was some support for the initiative from some developers, there was also recognition that the cost and timeframes associated with further investigating the proposal may halt progress. The general preference was to move forward with investment to achieve vibrancy in the first instance.

Hastings City Centre Public Spaces Revitalisation Plan

- 2.16 The Plan has been prepared in response to the above. It will assist in the delivery over the next five years of key projects identified in the City Centre Strategy; and has been prepared to align with the LTP budget, and is informed by the Hastings Urban Design Strategy 2010.
- 2.17 The projects specifically relate to the provision and enhancement of attractive and inviting public open spaces in the city centre. Together with a number of other Council initiatives, these projects will contribute to further positive improvement in the vibrancy of the city.
- 2.18 The city centre includes a network of public open spaces: parks, the Central Plaza, streets, pedestrian links, laneways and footpaths, all providing space for people to relax, engage and be entertained.
- 2.19 Many of these spaces are currently underused with limited facilities and amenity. In many cases they are used simply as thoroughfares and their design, location and quality contribute little to the vibrancy of the city.
- 2.20 These spaces should be the focal point for community social interaction, and their development provides Council with the opportunity to enhance visitor experience; encouraging people to visit, stay longer, and return.
- 2.21 The purpose of the Plan is to assist with the improvement of the performance of the city centre through urban design initiatives, thereby creating a distinctive city centre that attracts people.
- 2.22 To achieve this, it dovetails with traffic and parking initiatives designed to make the city easier to access; and with economic initiatives which focus on promoting business in the city centre.
- 2.23 The Revitalisation Plan identifies a total of 23 Proposed Activation Areas and Projects within the city centre as identified in Figure 5 and Map 4 of the Plan and identified in **Table 1** below:

AREA	PROJECT	DESCRIPTION
1	Central Plaza	
	1a	Central Plaza Pocket Parks
	1b	Central Plaza: Heretaunga St West 100
2	Heretaunga St East Hospitality Precinct	
	2a	Heretaunga St East 100
	2b	Heretaunga St East 200
	2c	Heretaunga St East 300 Pocket Park
	2d	Heretaunga St East 300
3	Heretaunga St West Amenity Improvements	
	3a	Heretaunga St West 300
	3b	Heretaunga St West 200
4	Railway Road Entrance Gateway	
	4a	Southern Car park Gateway & Pedestrian Link
	4b	Railway Road Corridor Enhancements
	4c	Eastbourne Street—Railway Road Street Upgrade
5	Civic Square	
6	Karamu Road Precinct and Entrance Gateway	
	6a	Karamu Road (St Aubyn—Heretaunga Street)
	6b	Karamu Road (Heretaunga—Eastbourne) Precinct
7	Pocket Parks	
	7a	Landmarks Square Extension
	7b	King Street North Pocket Park
	7c	Albert Square
8	Laneways and Accessibility Connections	
	8a	Heretaunga St West Laneways
	8b	Heretaunga St East Laneways
9	Street Upgrades	
	9a	Eastbourne Street Upgrade
	9b	King Street Upgrade
	9c	Market Street Upgrade
	9d	Hastings Street (Opera House Precinct)

Table 1: Proposed Activation Areas and Projects

- 2.24 Each of the 23 individual projects are described in the Plan; and include concept plans and illustrations of what these spaces could look like. These are each summarised below.

Project 1: Central Plaza

Project 1a – Central Plaza Pocket Parks

- 2.25 Improvement works are proposed to the two green open spaces in the Central Plaza to increase amenity and liveliness, encouraging people to spend more time in the area. The vision is to create an urban oasis where people gather, rest, socialise and play. This is consistent with the plans included in the LTP Consultation Document.
- 2.26 There is a focus on adding elements that would enliven the two green spaces to the sides of the fountain. It is recommended that a more durable weather-resistant surface be laid in front of the stage, with a giant chess set and improved seating areas around the existing trees. On the southern side the area around the sheep sculptures would benefit from being grassed, and a large sculptural play feature over a durable surface suitable for children's play is recommended. The addition of play spaces into the plaza would provide further reason for people to visit and encourage them to stay longer.

Project 1b – Heretaunga Street West 100

- 2.27 The Heretaunga Street West 100 block, commonly known as the central plaza or mall, is home to the water feature, artworks, seating and a large paved space used for gatherings, markets and other community events.
- 2.28 It is a well-established and dedicated pedestrian gathering place with the Long Term Plan proposing further activation and enhancement to continue to develop it as a 'people-orientated space'. It was during this submission process, however, Council was asked to consider the reinstatement of traffic over the railway and through the mall prior to further investing in the area.
- 2.29 A number of options that may provide improved connectivity between the Central Plaza and surrounding streets and car parks were closely considered, with those Options identified in Section 1b of the Plan.
- 2.30 The recommended option is the retention of the central plaza and fountain as an iconic and unique people-focused feature celebrated as the heart of the city - a gathering point for community and civic functions.
- 2.31 Recommended changes are predominantly focused on the improvement of pedestrian links between the east and west sectors of the city, principally by improving sight-lines and visual connections and reducing the perceived walking distances.
- 2.32 The central plaza is currently characterised by a large expanse of paving with numerous vertical elements including trees, artworks and lights. While individually all of these contribute to the character of the area, together they reduce route legibility and sightlines through the Plaza to the two sides of Heretaunga St.
- 2.33 The Revitalisation Plan proposes a reduction and reorganisation of some of these features to create a clear route down the centre of the mall, lined on either side with trees and the continuation of the feature snake lights. These would align with those on the roads at both ends. This would reopen the vista from the west through the plaza to the east blocks and Te Mata Peak in the distance, and strengthen the sense of place and connection.

- 2.34 Additional seating areas would be provided in this area, both permanent and temporary, as well as areas of landscaping to encourage social interaction, entertainment and evening use.
- 2.35 It is also suggested that the size of the fountain be reduced by approximately a third. This has several benefits, including improved connectivity and opportunities to improve vibrancy.
- 2.36 With regard to connectivity, it would make the walk between the east and west sectors a straight line, removing the perception of the fountain as a barrier, and open up the sight-lines between the two sectors.
- 2.37 With regard to vibrancy, it would provide an opportunity to redevelop the fountain with seating edges, allowing better interaction of the public with the water feature, and the installation of interactive water jets in the enlarged paving area.
- 2.38 This project would have the added benefit of allowing Council to address the 30-plus year-old fountain's infrastructure issues that have, over the last several years, resulted in rising maintenance requirements.
- 2.39 There would also be other positive benefits from reducing the size of the fountain, allowing the Heretaunga Street East and Russell Street intersection to be straightened to improve its route legibility, and also provide additional pavement space for outdoor dining areas on the enlarged corner areas that would result.
- 2.40 Redevelopment within the central mall would allow space for further elements, such as increased outdoor dining areas and strategically placed relocatable kiosks able to be used as pop up stalls, information stands, or markets. They could be positioned in the pocket parks to further activate these spaces; placed to ensure they did not obscure the views across the city to Te Mata Peak.

Project 2. Heretaunga Street Hospitality Precinct

- 2.41 Project 2 relates to the three Heretaunga Street East blocks (100 – 300) that in recent years have developed as arguably the city centre's main hospitality destination.
- 2.42 The vision for these three blocks (100 – 300) is to introduce urban design strategies and high amenity elements that support a vibrant, welcoming Heretaunga Street East.
- 2.43 It is proposed that activation of the street be encouraged by enabling activity on widened pavements. Kerb build-outs can provide space for amenities and activity, allowing both the inner and outer edges to be used by cafes. The palette would be limited to a cohesive suite of quality materials which reinforce the local character and existing street scene.
- 2.44 These spaces would be identified by a different style and colour of paving. Street furniture and planters would provide a buffer between these spaces and moving traffic. The furniture would be located in the parking/tree zone so pedestrians would be able to continue walking along the footpath without obstruction.

- 2.45 The introduction of permanent pergola or veranda-like structures that could support fairy lights, foliage, canvas or even solar panels, are supported but need to be carefully designed and considered against the potential to obscure views of heritage buildings and façade and importance to not detract from the character and form of the streetscape. It may be prudent to invest in other low cost weather protection devices in the short term such as high quality umbrellas to assess the success of these spaces prior to further investment in permanent structures. Such measures will also require full involvement and support of the associated businesses as to their preferences.
- 2.46 In addition to the kerb build-outs, it is proposed to improve the amenity and usability of existing build-out areas, to further activate these spaces. Furniture and planters will be added to these areas to provide for outdoor dining, informal seating and rest spots.
- 2.47 It is also proposed to enhance a wide portion of footpath on the corner of Warren and Heretaunga Street East to create a small pocket park. This large space currently has three trees and two bikes stands and is underutilised. It is of a good size and orientation, therefore offering an ideal opportunity for a public space that could be used to pause, rest and socialise.
- 2.48 The concept plan proposes the installation of planters with edges suitable for sitting on, with grass and trees providing visual interest and softening, shading and wind protection. A pergola would give further prominence to the space and planters would provide a buffer between this space and moving traffic.
- 2.49 The development of new kerb build-outs, enhancement of existing build-outs and creation of small pocket park in these three blocks could be implemented within the existing allocated budgets immediately. It is recommended that these works are the first priority, to coincide with the opening of the Opera House in November 2019.

Project 3: Heretaunga Street West Amenity Improvements

- 2.50 Heretaunga Street West functions as the city centre's main retail destination with a component of hospitality businesses.
- 2.51 The 200 and 300 blocks feature brick paved footpaths and on-street parking in a combination of angled and parallel arrangements. On street corners and at crossing points in these blocks there are kerb build-outs that are useful for pedestrians waiting to cross. The narrowing of the street at these points also helps to calm traffic.
- 2.52 However, these spaces are currently somewhat under-used and could play a more important role for pedestrians.
- 2.53 It is proposed that seating, planters and vegetation be introduced to these existing areas. Some would provide public seating for rest and social interaction, while others could accommodate outdoor dining associated with one or more food and beverage outlets. As well as benefitting food businesses, outdoor dining adds to the vibrancy of the street and invites people to spend more time in the area, in turn benefitting other businesses.

Project 4: Railway Road Entrance Gateway

- 2.54 Railway Road is the major southern gateway into the city centre; a key connection that leads to the very core of the city centre.
- 2.55 However, at the point where Railway Road reaches Eastbourne Street, traffic is directed to either turn left or right at traffic lights, with the large Southern car park directly ahead. Pedestrians can cross but have to find their way past the car park to access a footpath leading north to the Central Plaza and other parts of Heretaunga Street.
- 2.56 Project 4 relates to the improvement of this area to create a more welcoming first impression. Enhancements include:
- Redesign intersection to allow vehicles to continue straight ahead into the Southern car park
 - Wider footpath, plantings and seating along the railway corridor to invite people to spend time in the area
 - Extend Eastbourne Street upgrade over the railway line, with continuation of feature lighting, banners, rata trees and paved footpaths.

Project 5: Civic Square

- 2.57 Civic Square is a vitally important part of the cultural and historical character and identity of both Hastings city centre and the wider district. Council's vision for Civic Square is: "A place where our people will gather to engage with our arts, to embrace our culture and to celebrate our proud heritage."
- 2.58 The location of Civic Square, adjacent to the main retail and hospitality areas, makes it a prominent and unique open space within the city centre. Its development and enhancement can see it become the district's cultural focal point.
- 2.59 The size and importance of Civic Square requires the preparation of a dedicated plan, however this Plan also contributes some recommendations.
- 2.60 The key physical elements of a redevelopment aimed at making Civic Square a vibrant central civic space that is a destination in itself would include:
- Enhanced and legible entrances to the art gallery and library and the development of a stronger identity for the park as the focus of the arts precinct
 - Improved landscaping and connections, with sheltered walkways and interactive water features
 - A more prominent setting for the cenotaph
 - New playground and youth spaces
 - Suitable and efficient car parking that does not detract from pedestrian amenity
 - The potential for the establishment of an iconic café
 - Spaces that can be used for a wide range of activities and events

- Improved accessibility from the rest of the city centre with a strong gateway at the point where Karamu Rd intersects with Civic Square

Project 6: Karamu Road Precinct and Entrance Gateway

- 2.61 Karamu Road is the major northern gateway corridor into the city centre. It is the key connection to the city's commercial areas, the hospitality and entertainment precinct, and the Civic Square Library and Art Gallery precinct. This road also follows the historic route along which Hastings was established.
- 2.62 For these reasons it is proposed that improvements be made to the streetscape of Karamu Road to provide a clear visual and physical signal that this is a main gateway into the city centre.
- 2.63 Recommended works identified in the concept plans include the continuation of the planting of rata trees along the stretch, new footpath treatments, and the installation of feature lighting and banners.
- 2.64 A more comprehensive redevelopment programme is proposed for the northern section of Karamu Road, between Heretaunga Street and Eastbourne Street.
- 2.65 This block provides the connection between Hastings' main street and Civic Square. It is proposed that pedestrians be given much greater priority in this precinct, in part achieved by narrowing the roadway to slow vehicles. Using special paving in the carriageway would indicate that the road was a shared space, encouraging pedestrians to cross and motorists to slow down.
- 2.66 The removal of the car parks on the southern side of the road would provide room for a much wider footpath on the sunny side of the street.
- 2.67 It would become an inviting public space to enjoy between Heretaunga St and Civic Square. Banners and special lighting would provide further vitality and could be used to announce specific events in the art gallery, the library or elsewhere in Civic Square.
- 2.68 There is also the opportunity (to be aligned with Project 5) to make Hastings City Art Gallery the main focal point of this gateway view, with the installation of large art piece visible from a distance and lit at night.
- 2.69 It is also suggested that the cultural and historic significance of Karamu Rd be made visible and celebrated using street art, stylised paving and/or other streetscape elements to provide symbolism and interpretation.

Project 7: Pocket Parks

Landmarks Square Extension

- 2.70 Landmarks Square is a popular and attractive public space in the city centre due to its favourable orientation and location just off Heretaunga Street East. Visitors, shoppers and workers use it as a space to meet people, eat their lunch, or rest.
- 2.71 Building on its success, it is proposed that this public space be extended over the adjacent Council car park.

- 2.72 Public consultation has indicated a need for more landscaped public areas in the city centre with children's play places and public toilets. The expansion of Landmarks Square is considered an excellent opportunity to add to the city centre's green space.
- 2.73 An area of raised lawn with edges to sit on is proposed for the Warren Street boundary. This lawn would provide an area to sit, lie or play on. It would also form a buffer between a proposed children's play area and the street. The lawn would feature a sculpture over fall-safe paving that could be played on by children of various ages. It is envisaged that it would be photogenic – encouraging residents and visitors to take their photos in front of it.
- 2.74 The planting of trees and low vegetation to the rear of the space would deter antisocial behaviour while not limiting passive surveillance from the street. The planting would also filter the view of the car park behind. There would be a direct pedestrian connection between the extended pocket park and the car park.
- 2.75 The southern part of the space could be used for outdoor dining, adding further vibrancy to the area. Officers have been in contact with the owner of Fun Buns who has indicated his desire to lease a portion of this space to provide outdoor seating to complement his restaurant. This would assist in the vibrancy of the area after hours.
- 2.76 A set of public toilets is recommended at the northern end, to be designed and placed in a way that is not too intrusive, while allowing good visibility for security purposes.

King Street North Pocket Park

- 2.77 The western part of the city centre beyond the Central Plaza is considered to be short on public space, other than the footpaths and kerb build-outs along the street.
- 2.78 The Council-owned carpark on King St North behind Café Sutto offers an opportunity for conversion into a pocket park with outdoor dining space.
- 2.79 It is recommended in the concept plan that this area feature trees and lawn, providing much-needed 'softening' in this part of the city centre, while seating would invite people to pause in the shade on a hot day.
- 2.80 This development ties in with the proposal for additional pedestrian laneways, connecting streets with public car parks (refer to Project 8. Laneway and Accessibility Corridors). A system of such laneways is proposed for this block.

Albert Square

- 2.81 Albert Square is leased by Council to provide the community with an area of green space in the city centre.
- 2.82 Given it is not in Council ownership, investment in fixed infrastructure to date has been minimal. It is limited to a large chess set, a storage shipping container, and four bench seats and fruit trees planted around the street edge. Adjoining shipping containers are provided to the Hastings City Business Association, one of which can transform into a covered stage when the side door is pulled down.

- 2.83 Given the optimal location of this site relative to local cafes and restaurants, the library, the art gallery and the bus stop, it is proposed that the space be further developed on the basis that any infrastructure could be relocated if necessary.
- 2.84 The redevelopment of this space would be particularly focused on youth, who are currently not well catered for in the heart of the city centre. The relatively large size of Albert Square and its good visibility make it ideally suited to this.
- 2.85 As identified by the Youth Council, sustainability is a key consideration. This site provides the optimal location to introduce solar powered phone charging stations with Wi-Fi, which could be artistic as well as functional, providing seating and shelter.
- 2.86 Additional activities could be added to the site, such as a covered table tennis or swing-ball adjacent to the chess set, with seating and a shade sail.
- 2.87 To complement the existing fruit trees, raised gardens planted with herbs and vegetables could be installed along the car park boundary, watered using the existing irrigation on the site.
- 2.88 Such facilities and activities would encourage the use of this space by young people after school hours, with the added benefit of attracting families in the evenings and weekends and office workers during lunch breaks. It is hoped that such activation and use would attract the establishment of complementary businesses and food outlets.

Project 8: Laneways and Accessibility Connections

- 2.89 The City Centre Strategy 2013-2033 identifies the need to develop cross-block pedestrian connections through the city centre, linking off-street public car parks with shopping areas. To achieve this, the strategy identifies that Council should acquire strategic sites as opportunities arise.
- 2.90 The provision of pedestrian connections between off-street parking areas and the retail and entertainment attractors of Heretaunga Street improves the accessibility and permeability of the city centre. By providing more people with easier access to more car parks, the laneways also mitigate the removal of some street car parks for vibrancy initiatives.
- 2.91 The recent development of the 300 West Laneway has successfully provided an attractive mid-block direct pedestrian access from Heretaunga St West to an existing off-street public car park. The retention of the historic building façade has meant the character of the streetscape has been preserved.
- 2.92 The recent strategic purchase of buildings in the 200 West block presents the opportunity to further develop this initiative by providing a laneway link to a new off-street public carpark planned for the block bounded by Heretaunga Street, King Street, Queen Street, and Market Street. The proposed King Street pocket park (Project 7b) would be connected to this network. It is envisaged that the laneway would be of a style and design that complements the 300 block laneway but may also provide an opportunity for a more sustainable design such as 'living walls'.
- 2.93 As with Heretaunga Street West, the east blocks are characterised by a continuous built edge, meaning that any new pedestrian links to public off-

street car parks will need to go through and be integrated within existing buildings.

- 2.94 There are a number of public and private initiatives being considered and worked on that should be supported to provide laneways and pedestrian corridors within the Heretaunga St East blocks to link with parking facilities, pocket parks, and Civic Square.

Project 9: Street Upgrades

- 2.95 Project 9 relates to street refurbishment work identified in the Hastings City Centre Street Upgrade Programme that was updated in December 2018. This work is funded substantially (80 per cent) by a targeted rate on properties within the city centre, amounting to \$300,000 per year.
- 2.96 The work carried out typically includes footpath renewal and the installation of amenity street lighting, trees and street furniture, with the design informed by that of the already completed streets.
- 2.97 The programme identifies the priority of central city streets to be upgraded, with the order in the newly adopted programme as follows: 1) Eastbourne Street; (2) Karamu Road; (3) King Street; and (4) Market Street. Concept plans are included for each of these streets, consistent with the programme, including feature lighting, trees and street furniture.

Hastings Street Upgrade

- 2.98 Also included in this block of work is Hastings Street, between Heretaunga and Eastbourne Street.
- 2.99 The proposals set out here are designed to celebrate the Hawkes Bay Opera House, a much-loved and newly renovated building by providing a grand threshold reflective of the building's size and scale, and its importance to the central city and wider district.
- 2.100 This section of the street already features a relatively high-quality streetscape, with pavers along the footpaths, stone insets in bands across the carriageway, street trees, modern streetlights with flag banners, and kerb build-outs at either end.
- 2.101 In order to better cater for activities and events in and around the Hawke's Bay Opera House involving large groups of people, it is proposed that the western footpath be extended into the parking zone, almost doubling its width.
- 2.102 A mountable kerb could be used to allow vehicles to, in special circumstances, pull up in front of the entrance to drop off and pick up people without blocking the carriageway.
- 2.103 This treatment would provide a grand entrance to the Opera House, and give visitors to that building and the adjoining Plaza and Municipal Buildings a place to gather and socialise before and after events.
- 2.104 Removable bollards along the kerb edge would enable the parking of service vehicles, buses or cars when required.
- 2.105 A number of other initiatives would further enhance what is, culturally and historically, a critically important sector of the city and the wider district, including the installation of two commissioned gateway art pieces to be

located in the centre of the roundabouts to either end of this section of street. These should be of significant scale and lit at night.

- 2.106 The replacement of the tired olive trees with rata trees would complement the planting of rata that is planned for Eastbourne St.
- 2.107 During the design and planning process for this section of Hastings Street, much consideration has been given to permanently closing it to vehicular traffic. Traffic analysis has identified that this would have unacceptable consequences for other parts of the city centre, given the role Hastings St plays for north-south traffic.
- 2.108 It is also considered to be a disruptive measure that would be capitalised on relatively infrequently. Instead of permanently closing this portion of street, it is recommended to allow for temporary closures when events in the Opera House necessitate this. The two roundabouts at either end allow for easy turning, which means temporary closures can be easily accommodated from a traffic management perspective.

3.0 NEXT STEPS

- 3.1 The majority of identified projects are currently included within the Council forward programme of works.
- 3.2 The designs contained in the Plan are conceptual and not final. Targeted consultation with stakeholders and affected parties will be undertaken before individual projects progress. That consultation will influence the detail of the design elements included. It should also be noted, that unique design elements, such as art pieces, are also yet to be determined, and that such designs need to be feasible and affordable, which will influence the ultimate appearance and materiality of each project.
- 3.3 It is recommended that the important stories about our identity be integrated into the city centre fabric. These stories, old and new, can be demonstrated through literal and abstract forms throughout the city centre, such as artworks, interpretation boards, native plantings, design elements and infrastructure.
- 3.4 Council has recently endorsed the Arts & Culture Strategic Framework, in particular the agenda for building and expressing our Regional Identity through Place Based Design. This framework will include the preparation of an Urban Design Guide for use by developers, architects, landscape architects, urban designers, artists, mana whenua and anyone else who may seek to give expression to the regional identity. A workshop is planned for 1 April, being facilitated by Karl Wixon that members of the Landmarks Executive will be invited to that will discuss these items in relation to the City Centre Strategy.
- 3.5 A Working Group will be established to assist with design features and implementation of individual projects contained within this Plan consistent with the framework and design guide. This group could include representation from: Council, the Landmarks Trust, Mana Whenua, Arts & Culture Sector, Hastings City Business Association, and Youth Council.

4.0 SUMMARY

- 4.1 The city centre includes a network of public open spaces: parks, the Central Plaza, streets, pedestrian links, laneways and footpaths, all providing space for people to relax, engage and be entertained.
- 4.2 Many of these spaces are currently underused with limited facilities and amenity. In many cases they are used simply as thoroughfares and their design, location and quality contribute little to the vibrancy of the city. These spaces should be the focal point for community social interaction, and their development provides Council with the opportunity to enhance visitor experience; encouraging people to visit, stay longer, and return.
- 4.3 The Plan identifies priority development sites where Council will focus investment over the next five years to complement developer and business investment. It aligns with the City Centre Strategy and the LTP.
- 4.4 The projects specifically relate to the provision and enhancement of attractive and inviting public spaces in the city centre. Together with a number of other Council initiatives, these projects will contribute to further positive improvement in the vibrancy of the city.
- 4.5 The purpose of the Plan is to assist with the improvement of the performance of the city centre through urban design initiatives, thereby creating a distinctive city centre that attracts people.

5.0 RECOMMENDATIONS AND REASONS

- A) That the report of the Parks Planning and Development Manager titled “Update on City Centre Revitalisation Plan” dated 18/03/2019 be received.**
- B) That the Landmarks Trust nominate two members of the Landmarks Executive to be part of the City Centre Working Group that will be established.**

Attachments:

There are no attachments for this report.

REPORT TO: LANDMARKS ADVISORY GROUP

MEETING DATE: MONDAY 18 MARCH 2019

**FROM: PARKS PLANNING AND DEVELOPMENT MANAGER
RACHEL STUART**

SUBJECT: QUARTERLY REPORT

1.0 SUMMARY

- 1.1 The purpose of this report is to update the Landmarks Advisory Group on current Council and community projects that have an impact on Landmarks goals. This report is for information and feedback purposes.

2.0 PARKS TEAM PROJECT UPDATES

Eastbourne Street Upgrade

- 2.1 Work began last month on the street upgrade of Eastbourne Street, between Warren and Russell Street.
- 2.2 The project, and the funds allocated, is part of council's ongoing commitment to create a vibrant and attractive CBD to be enjoyed by both visitors and locals alike. The replacement of aging road surfaces, old footpaths and streetlights will substantially enhance the two affected Eastbourne Street blocks.
- 2.3 It is estimated the whole project will take about four months. The northern side of the road now has both rata trees and amenity streetlights.

Flaxmere Park Playground Upgrade

- 2.4 Work on the Flaxmere Park playground upgrade recommenced at the beginning of March, and is expected to take about three months to complete.
- 2.5 Work on the upgrade was delayed late last year amid concerns the new play equipment would not arrive in time for the new playground to be ready in time for the Christmas and New Year holidays.
- 2.6 The 17-hectare Flaxmere Park has been undergoing an overall upgrade as part of a \$1.2m 10-year plan for the park.
- 2.7 Over the last seven years, \$900,000 of that money has been spent on the likes of a new splash pad, new toilets, fencing, lighting, car parking, picnic furniture, exercise stations and the shared walking and cycling track.
- 2.8 Feedback from the Flaxmere community indicated a desire for the rest of the funds to be spent on play equipment, which has now all been purchased and includes a 7.2m high climbing frame – the tallest in the district.
- 2.9 Successful funding applications to Trust House Community Enterprise (\$25,000) and First Light Community Foundation (\$20,000) meant a new large slide tower could also be purchased.

- 2.10 Depending on the weather it is anticipated that the playground will be completed in time for the Matariki celebrations being held at Flaxmere Park in June.

Raureka Reserve Management Plan

- 2.11 The Draft Raureka Parks Reserve Management Plan covers Ebbett Park, St. Leonards Park, and Whenua Takoha Reserve.
- 2.12 33 submissions were received and considered by Council on 13 February 2019. The majority of submissions received requested that Council vest the entire Ebbett Park as a Recreation Reserve under the Reserves Act in order to recognise the generous gift of the Ebbett family. This was agreed by Council. In addition, work will commence in the coming years on new playgrounds and toilets and parking facilities for Ebbett Park and St Leonards Park; as well as funding towards a design led project for new entry gates at Ebbett Park.

Cornwall Park Reserve Management Plan

- 2.13 Hearing of submissions were held by Council on 12 March relating to the Cornwall Park Reserve Management Plan. 57 submissions were received.
- 2.14 An update on decisions made on submissions will be verbally presented to the Group. The majority of submissions received related to the future use of the former tea kiosk building, and whether Council should issue a new lease to Cornwall Park Playcentre at the expiry of their current lease in September, or consider alternative community uses for the building. Other submissions of debate include the construction of the premier children's playground, and the proposal to remove a redwood tree that is showing signs of decline to provide an area for junior play; and submissions requesting that actions relating to water quality and bird aviary be given a higher priority.

Haumoana Freedom Camping Area

- 2.15 Work was completed on the upgrade of the Haumoana Domain for self-contained vehicles in December 2018, with assistance from a \$190,000 grant from the Ministry of Business, Innovation and Employment.
- 2.16 Without promotion, use has doubled and 318 vehicles used the Domain in January with only 4 (1%) being non-compliant. The tables and grass areas are also in use by locals for picnics as well.
- 2.17 New picnic tables and seats have been installed and rocks have been used to limit access to some areas.
- 2.18 All the trees in the Domain have been trimmed and mulch used to define new planting areas that will be planted in autumn to further enhance the camping areas.
- 2.19 A new toilet block will be built in April and this will include street lighting to make the area more inviting and safe.
- 2.20 Signage and extensive native planting will complete the project in April.



3.0 OTHER PROJECTS

Havelock North Business Association Artwork

- 3.1 Two new artworks are being installed in Havelock North, courtesy of the Havelock North Business Association. Both artworks were purchased at the Wildflower Sculpture Exhibition in November last year.
- 3.2 The first are called 'Blade Totems' by local artist John Woodham that have been installed in a garden bed in Joll Road.
- 3.3 John has been involved in design in various shapes and forms for many years, and has made various sculptures, planters and structures for his garden. John takes inspiration from discarded items and describes himself as a 'whimsical fabricator of the found'.
- 3.4 The Blade Totems are constructed of fibreglass frost protection blades.
- 3.5 The other artwork is titled 'Girl on a Swing' by artist Jane Downes. Jane works as a full time sculptor from her home in Little River on the Banks Peninsula. She sees her sculptural work as a celebration of the heart and mind.
- 3.6 The Girl on a Swing is made of mild steel, and it is hoped that she can swing from one of the large branches of the Gum Tree, in the Havelock North Village Green. Officers are working with arborists to ensure that this will have no impact on the health of the tree.

Cape Coast Art Works

- 3.7 Officers have been working with the Cape Coast Arts and Heritage Trail Trust on the installation of new art works on the cycleway. The first piece called "Elixir of Life" (Te Matau-a-Maui) by Riks Tersteppen and Amy Lynch has been installed outside the Haumoana Hall.

Opera House Precinct Upgrade

- 3.8 Progress on the Opera House Precinct continues with the theatre reopening scheduled for February 2020. The Project Director, Bruce Allan will give a verbal update at the meeting.

Façade Enhancement Scheme

- 3.9 Work on the enhancement of the 'East Blocks' building facades is continuing.
- 3.10 The T&T Building at 123 Heretaunga Street East has completed its Façade Enhancement along with BJ's Café at 127 Heretaunga Street West.



- 3.11 The DTR Building at 105-119 Heretaunga Street East is nearing completion. Expected to start shortly is the FL Bone Building at 215 Heretaunga Street East, the UFS Building at 308 Heretaunga Street East and the PKF Carr and Stanton Building at 119 Queen Street East.





A) That the report of the Parks Planning and Development Manager titled “Quarterly Report” dated 18/03/2019 be received.