
Thursday, 13 April 2023

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council
Commissioner Hearing

Kaupapataka

Agenda

NOTIFIED RESOURCE CONSENT APPLICATION FOR PROPOSED MEDIUM DENSITY RESIDENTIAL LIVING IN THE HASTINGS CENTRAL COMMERCIAL ZONE - 206 QUEEN STREET WEST, HASTINGS (RMA20220352)

Te Rā Hui:
Meeting date: **Thursday, 13 April 2023**

Te Wā:
Time: **9.00am**

Te Wāhi:
Venue: **Council Chamber
Ground Floor
Civic Administration Building
Lyndon Road East
Hastings**

Te Hoapā:
Contact: **Democracy and Governance Services
P: 06 871 5000 | E: democracy@hdc.govt.nz**

Te Āpiha Matua:
Responsible Officer: **Group Manager: Planning & Regulatory Services - John O'Shaughnessy**

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Hastings District Council: Commissioner Hearing Meeting

Kaupapataka

Agenda

Te Komihana Whakahoahoa:
Hearing Commissioner:

Heamana
Chair: Commissioner Kitt Littlejohn

Apiha Matua:
Officer Responsible:

Group Manager: Planning & Regulatory Services – John O’Shaughnessy

Mahere Maarama:
Reporting Planner:

Consultant Planner – Jacqui Manning

*Te Rōpū Manapori me te
Kāwanatanga:*
Democracy & Governance
Services:

Christine Hilton (Extn 5633)

Te Rārangi Take

Order of Business

1.0 Apologies & Leave of Absence – *Ngā Whakapāhatanga me te Wehenga ā-Hui*

2.0 Notified Resource Consent Application For Proposed Medium Density Residential Living in the Hastings Central Commercial Zone - 206 Queen Street West, Hastings (RMA20220352)

DOCUMENTS CIRCULATED FOR HEARING - COMPILED AS FIVE SEPARATE DOCUMENTS

<u>Document 1</u>	The covering administrative report	Pg 1
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The Application and Agenda documentation can be viewed on the Council website.

Thursday, 13 April 2023

Item 2

Te Hui o Te Kaunihera ā-Rohe o Heretaunga
Hastings District Council: Commissioner Hearing

Te Rārangi Take

Report to Commissioner Hearing

Nā:
From: **Christine Hilton, Democracy and Governance Advisor**

Te Take:
Subject: **Notified Resource Consent Application For Proposed Medium Density Residential Living in the Hastings Central Commercial Zone - 206 Queen Street West, Hastings (RMA20220352)**

1.0 Purpose and summary - *Te Kaupapa Me Te Whakarāpopototanga*

- 1.1 This is a covering report relating to a Limited Notified Resource Consent Application For Proposed Medium Density Residential Living in the Hastings Central Commercial Zone – 206 Queen Street West, Hastings (RMA20220352).
- 1.2 The reporting consultant planner’s report is attached to this covering report and contains the details regarding this resource consent application and the planner’s recommendations.
- 1.3 The other attachments included as part of the agenda documentation for this hearing are contained in separate attachment documents and are listed below.

2.0 Recommendations - *Ngā Tūtohunga*

The recommendations relating to this hearing are contained in the planner’s agenda report.

Attachments:

- | | | |
|---|----------------------------------|------------------|
| 1 | Consultant Planner's S42a report | RMA20220352#0029 |
|---|----------------------------------|------------------|

2	Assessment of Environmental Effects - Final January 2023	RMA20220352#0019	Document 2
3	History of site (AEE)	25706#0088	Document 2
4	Chronological Record of Investigations of Options by Council for Redevelopment Proposal (AEE)	25706#0089	Document 2
5	Structural Appraisal and Building Condition Reports for HB Farmers Garage (AEE)	25706#0090	Document 2
6	Drawings (AEE)	25706#0112	Document 2
7	Proposed Consent Conditions (AEE)	RMA20220352#0020	Document 3
8	Infir Servicing Report - Final 2022 (AEE)	25706#0114	Document 3
9	Urban Connections Parking Assessment - Final (AEE)	25706#0111	Document 3
10	Detailed Site Investigation Report (AEE)	25706#0094	Document 3
11	Crime Prevention Through Environmental Design (CPTED) Appraisal (AEE)	25706#0095	Document 3
12	Heritage Impact Assessment – Revised Jan 2023	25706#0113	Document 4
13	Record of Title	RMA20220352#0022	Document 4
14	S95 Notification Report and Decision	RMA20220352#0026	Document 4
15	S92 and Response	RMA20220352#0021	Document 4
16	Letter from Applicant’s Legal Counsel	25706#0116	Document 4
17	Summary of Submissions (Brief overview of issues raised in submissions)	RMA20220352#0028	Document 4
18	Submissions (in Document 5)	25706#001#0061	Document 5
19	Heritage Review Report	RMA20220352#0023	Document 4
20	Development Engineer Memo	RMA20220352#0027	Document 4
21	Draft Recommended Conditions	RMA20220352#0024	Document 4
22	Plan Objectives and Policies	RMA20220352#0025	Document 4

