

Thursday, 13 April 2023

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

Kaupapataka

Agenda

Applicant's pre-circulated evidence
for 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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Thursday, 13 April 2023

Te Hui o Te Kaunihara ā-Rohe o Heretaunga

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:

Reporting Consultant Planner (Consents) - Jacqui Manning

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

Christine Hilton (Extn 5633)

Te Rārangī Take

Order of Business

- 1.0 Apologies & Leave of Absence – Ngā Whakapāhatanga me te Wehenga ā-Hui**
 At the close of the agenda no requests for leave of absence had been received.

- 2.0 Applicant's pre-circulated evidence for 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 ONE DOCUMENT

Document 1 The covering administrative report **Pg 1**

Attachments:

1	Attachment 1 - Megan Gaffaney - overview (applicant evidence)	RMA20220352#0032	Pg 3
2	Attachment 2 - Brent Scott - design (applicant evidence)	RMA20220352#0033	Pg 11
3	Attachment 3 - Jon Devine - structural (applicant evidence)	RMA20220352#0034	Pg 17
4	Attachment 4 - Ann Galloway - Heritage (applicant evidence)	RMA20220352#0035	Pg 23
5	Attachment 5 - Sam Green - civil engineering (applicant evidence)	RMA20220352#0036	Pg 31
6	Attachment 6 - Janeen Kydd-Smith - Planning (applicant evidence)	RMA20220352#0037	Pg 39

The Application and Submissions can be viewed on the Council website.

Thursday, 13 April 2023

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

Item 2

Te Rārangi Take

Report to Commissioner Hearing

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

Te Take:
Subject: **Applicant's pre-circulated evidence for 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 The purpose of this report is to have a means to attach the Applicant's pre-circulated evidence for the above hearing and to put it onto the website prior to the hearing.

2.0 Recommendations - Ngā Tūtohunga

That the Applicant's pre-circulated evidence for Notified Resource Consent Application For Proposed Medium Density Residential Living in the Hastings Central Commercial Zone - 206 Queen Street West, Hastings (RMA20220352) be put onto the website prior to the hearing on 13 April 2023 so it can be viewed by the submitters and members of the public.

Attachments:

- | | | |
|--------------------|--|------------------|
| ↓1 | Megan Gaffaney - overview (applicant evidence) | RMA20220352#0032 |
| ↓2 | Brent Scott - design (applicant evidence) | RMA20220352#0033 |
| ↓3 | Jon Devine - structural (applicant evidence) | RMA20220352#0034 |
| ↓4 | Ann Galloway - Heritage (applicant evidence) | RMA20220352#0035 |

↓5	Sam Green - civil engineering (applicant evidence)	RMA20220352#0036
↓6	Janeen Kydd-Smith - Planning (applicant evidence)	RMA20220352#0037

Before an Independent Commissioner of the Hastings District Council

In the matter of the Resource Management Act 1991 (the Act)

And

In the matter of An application by Hastings District Council for land use consent for demolition of a heritage building and redevelopment at 206 Queen Street West and 223 Heretaunga Street West.

**Statement of Evidence of Megan Gaffaney on behalf of the Applicant
Project Overview**

Dated 28 March 2023

Introduction

1. My full name is Megan Leslie Gaffaney. I am Team Leader Environmental Policy at Hastings District Council (**Council**).
2. I hold a Bachelor of Resource and Environmental Planning from Massey University. I have been working as a Planner for Hastings District Council for 16 years, and have been a full member of New Zealand Planning Institute (MNZPI) for 20 years. Overall I have 25 years' experience as a Planner.
3. I have considerable experience in city planning, including having led the Havelock North Village Centre plan change and undertaken a Plan Change to enable inner city living in Hastings Central Commercial Zone. I co-developed the Hastings Residential Intensification Design Guide 2020 for infill, comprehensive and mixed use development, and day-to-day work involves guiding developers in their residential intensification & CBD projects.
4. Since 2017 I have been working in a project management capacity for Hastings CBD laneway projects, with completion of a laneway to Council public carpark in the 300 Block west.

5. Over the past 3 years I have been the Council's project lead for this 206 Queen Street West redevelopment (**Proposal**).
6. I am providing evidence as a proponent of the Proposal to enliven the western side of Hastings CBD through the redevelopment of the site at 206 Queen Street West and 223 Heretaunga Street West, including for residential apartments, public open space areas and a pedestrian laneway and public parking (**Proposal**). I prepared the Chronology and the CPTED report, peer reviewed by Urban Perspectives Ltd submitted as part of the application.
7. In preparing this statement of evidence I have read the section 42A report prepared by Jacqui Manning, the reporting officer for the consent authority, the submissions and all other documentation relevant to this resource consent application.
8. I am very familiar with the application site and environs.
9. My evidence addresses the following matters:
 - (a) Reasons for the Proposal;
 - (b) The design process;
 - (c) Response to the Reporting Officer's Report;
 - (d) Issues raised by, and responses to, Submissions; and
 - (e) Conclusion

Reasons for the project

10. Hastings District Council has adopted a collective vision for the Hastings CBD under the Hastings City Centre Strategy, available here:
<https://www.hastingsdc.govt.nz/assets/Document-Library/Strategies/Hastings-City-Centre-Strategy/hastings-city-centre-strategy.pdf>
11. The focus of the Strategy is on creating a strong, vibrant, compact and resilient City Centre with a strong sense of place, affirming Hastings City Centre as a 'City Centre of Choice'. The Strategy represents a 20-year approach to move

