
Thursday, 13 April 2023

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

Kaupapataka

Document 5

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**

**Watch Council meetings
streamed live on our website
www.hastingsdc.govt.nz**

HASTINGS DISTRICT COUNCIL
207 Lyndon Road East, Hastings 4122 | Private Bag 9002, Hastings 4156
Phone **06 871 5000** | www.hastingsdc.govt.nz
TE KAUNIHERA Ā-ROHE O HERETAUNGA

ITEM	SUBJECT	PAGE
------	---------	------

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

Document 5 Containing this attachment

Attachment 18 Submissions

Pg 3

Submissions

Historic Places Hawke's Bay	Barbara Arnott (Chair)	Page 3
Gaylene and Graeme Wright	Gaylene Wright	Page 13
Nick and Jenny Stewart	Nick Stewart	Page 15
Ben Leitch	Ben Leitch	Page 17
Alan Passchier	Alan Passchier	Page 19
Laura Jones	Laura Jones	Page 21
Grant Schofield	Grant Schofield	Page 23
Jeff Franklin	Jeff Franklin	Page 25
William Paul Symes Harvey	Paul Harvey	Page 27
Natasha Bird	Natasha Bird	Page 37
Lynetta Finch C/- Pascoes the Jewellers	Lynetta Finch	Page 39
Rick Bower	Rick Bower	Page 41
Claire Flentge	Claire Flentge	Page 43
Kathleen Mavis McKay	Kathy McKay	Page 45
Heritage New Zealand Pouhere Taonga	Dean Raymond	Page 47
Trent Mabbett	Trent Mabbett	Page 49
Robert J Gill and Jenny A Gill as Directors Tresco Limited	Rob Gill	Page 55
Faye Alexander	Faye Alexander	Page 57
Sharon Tait	Sharon Tait	Page 59
Trina Gee	Trina Gee	Page 61
Tom Ringrose	Tom Ringrose	Page 67
Bernadette Krassoi	Bernadette Krassoi	Page 69
Michael Bate	Michael Bate	Page 71
Walter Breustedt	Walter Breustedt	Page 75
Hawke's Bay Regional Council	Bianca Burns	Page 81
Elmien Steyn	Elmien Steyn	Page 85
Robert Griffiths C/- Grieve Jeweller	Robert Griffiths	Page 87
Josephine Kelly	Josephine Kelly	Page 89
William Ian Livingston	Bill Livingston	Page 91
Helen Jefferys	Helen Jefferys	Page 5
Elisabeth Treloar	Elisabeth Treloar	Page 9
Braydon Thomas Hobden	Braydon Hobden	Page 29
Wayne Harrison (Spex NZ)	Wayne Harrison	Page 33
James Paul Keenan (Craft and Hern)	James Keenan	Page 63
Roger Bailey C/- Lockwise Safe and Security Ltd	Roger Bailey	Page 93
Fleur Rohleder (Beca) on behalf of Fire and Emergency New Zealand	Fleur Rohleder	Page 97
Hong Gao (Sem Fashion)	Hong Gao	Page 101

11/8/22, 2:07 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#3

CREATED



PUBLIC

Oct 13th 2022, 5:05:51 pm

IP ADDRESS



222.153.166.158

*** Full Name of Submitter/s:**

Historic Places Hawke's Bay

*** The specific parts of the application that my submission relates to are:**

The whole proposal

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

HPHB supports in full the application by the Hastings District Council for the redevelopment of 206 Queen Street West and 223 Heretaunga Street West.

HPHB was a first submitter on the 30 April 2019 in respect the heritage building and area surrounding 206 Queen Street West. It is clear that the site cannot be retained for economic reuse in its present form and HPHB have focussed on the elements we believe are important to retain, to tell the heritage story. We have been informed by and worked with the Council for the past three years on the development. Our organisation sees within the site three areas of heritage important to the history of the Hawke's Bay Farmers Co-op, and in particular this building which serviced the working landowners including their cars. They are; the facade of 206 Queen Street, the brick back wall and the barrel vaulted steel trusses.

Our support for the development in total is due to the care the Hastings District Council has taken in retention of these elements. The facade and name relates to the original Farmers Co-op building next door comprising an integral part of farmers business and social life. We applaud the Council for maintaining the facade.

The brick comprising the South wall of 206 Queen Street West produces the iconic, striking effect that people respond to. Telling this story by reusing the brick (in part) in the pocket park and story boards goes some way to at least preserving the memory of this dramatic wall.

The steel trusses are a very distinctive feature using railway iron for the top chord of the truss. Maybe unique to Hawke's Bay. Reusing the truss even as an artistic addition to the pocket park serves to tell the heritage story of the use of this steel and iron.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

HPHB seeks a positive decision in respect of the application and supports the whole of the application.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

<https://app.wufoo.com/entry-manager/2348/entries/3>

1/2

11/8/22, 2:07 PM

Wufoo · Entry Detail

Date

2022-10-13

*** Address**

1a Chilton Road
Hospital Hill
NAPIER
Hawke's Bay
4110
New Zealand

Contact person

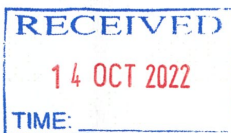
Barbara Arnott Chair HPHB

Phone number

0274335192

*** Email**

bwarnott@xtra.co.nz



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: **5:00pm Monday 7th November 2022**

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Helen Jefferys

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. **The specific parts of the application that my submission relates to are:**
(Please continue on separate sheet(s) if necessary)

2. **My submission is:** (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary))

Love the concept plans
great ideas fully in support of
what the council is doing.

Plans to support adequate shade
for summer days would be a good
idea. + Security cameras + lighting at night.

3. **I / We seek the following decision from the Hastings District Council:**

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

also informal Cafete or Coffee
Cart. So people can grab a coffee
and meet up in communal space.

4. I wish to be heard in support of my submission, or
I do not wish to be heard in support of my submission

☐
☒

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

☐

I do not wish to present a joint case

☐

6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed:



Date:

13/10

(A signature is not required if you make your submission by electronic means)

E-Mail:

helen.e.jefferys@gmail.com

Postal address for service of submitter: (If an organisation, include contact person)

Daytime Phone No:

Fax No:

Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: **5:00pm Monday 7th November 2022**

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Elisabeth Treloar

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

The laneway

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

Provision needs to be made for safety of people using the laneway, particularly at night.

lighting, security etc.

3. I / We seek the following decision from the Hastings District Council:

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

I wish the application to be approved subject to safety concerns above.

4. I wish to be heard in support of my submission, or
 I do not wish to be heard in support of my submission

☐
☒

☐☒

Date: 14/10/2022

Fax No: _____

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearing commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

11/8/22, 2:08 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#4

CREATED



PUBLIC

Oct 18th 2022, 7:54:04 pm

IP ADDRESS



222.155.203.193

* Full Name of Submitter/s:

Gaylene and Graeme Wright

* The specific parts of the application that my submission relates to are:

The project as a whole

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

We support the project. It is important the West End of Hastings shares in the exciting development that has been happening in the East end of the city, and the inner city is developed and promoted as a desirable place to live.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

To continue with the project as presented.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-18

* Address

909 Harding Road

Hastings

4120

New Zealand

Contact person

Gaylene Wright

<https://app.wufoo.com/entry-manager/2348/entries/4>

1/2

11/8/22, 2:08 PM

Wufoo - Entry Detail

Phone number

0276026170

* Email

gaylene.graeme@gmail.com

Item 2

11/8/22, 2:08 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE #5

CREATED



PUBLIC
Oct 26th 2022, 9:28:15 am

IP ADDRESS



14.1.36.119

* Full Name of Submitter/s:

Nick & Jenny Stewart

* The specific parts of the application that my submission relates to are:

No specific part

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

We fully support the application. The site has long been vacant and is in a poor state of repair. It negatively affects the surrounding properties and tenants. Seeing the area become vibrant with a combination of both retail and residential users would be a welcome change not just for this location but for the Hastings CBD. One can only hope that this triggers further developments of this nature over time.
The application with its twin approach of the laneway and pocket park with residential/commercial units is innovative and we commend the Council for its strategy.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

We support the application

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-26

* Address

129 Margaret Avenue
Havelock North
Hawke's Bay
4130
New Zealand

Wufoo · Entry Detail

Contact person

Nick Stewart

Phone number

021 529981

*** Email**

nick@stewartgroup.co.nz

11/8/22, 2:08 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#6

CREATED



PUBLIC

Oct 26th 2022, 10:34:13 am

IP ADDRESS



125.237.151.79

* Full Name of Submitter/s:

Ben Leitch

* The specific parts of the application that my submission relates to are:

General

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I support as a nearby property owner, (my building backs onto this development) I'm heavily in support of this development as its clearly and asset to the surrounding area, which is currently an eyesore.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

To approve

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

(No response)

* Address

227 -233 Heretaunga St West
Hastings
Hastings
Hawkes Bay
0618
New Zealand

Wufoo · Entry Detail

Ben Leitch

021689178

Ben@leitch.co.nz

11/8/22, 2:10 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#7

CREATED



PUBLIC

Oct 26th 2022, 12:35:21 pm

IP ADDRESS



222.155.197.202

* Full Name of Submitter/s:

Alan Passchier

* The specific parts of the application that my submission relates to are:

No specific part

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I fully support the proposed plan and application. This area is in desperate need of a revitalisation, as urban decay has already started to set in. I believe the proposed plan will stop this process but also creates a better flow and use of space but also a place where people can connect and interact with eachother. Quality residential housing is a great asset to have as it will uplift the livelihood and safety after retail closing hours. The design fits well within the existing grid system of Hastings and I commend Hastings District Council for their innovative concept

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Fully support

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-26

* Address

Flat 2 105 Windsor Avenue

Flat 2/ 105 Windsor Avenue

Hawke's Bay

Hastings 4122

New Zealand

<https://app.wufoo.com/entry-manager/2348/entries/7>

1/2

Wufoo · Entry Detail

Alan Passchier

021 836 018

alan.passchier@xtra.co.nz

11/8/22, 2:11 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#8

CREATED



PUBLIC

Oct 26th 2022, 4:12:56 pm

IP ADDRESS



103.5.71.30

* Full Name of Submitter/s:

Laura Jones

* The specific parts of the application that my submission relates to are:

Car Parking

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I fully support this development, I would like the council to see if there is any possibility to add more public parking. 14 public parks seems very light.
There is already 10 parks in that area (up against the main building) I don't believe that these parks that are being lost are being replaced, meaning this will equal only 4 extra parks.

Could a solution be looked at to remove the small building in the middle of the king Street car park (might be a power building) this would provide better access to the parking.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

-

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

(No response)

* Address

207 Lyndon Road
Hastings
4122
New Zealand

11/8/22, 2:11 PM

Wufoo - Entry Detail

Contact person

(No response)

Phone number

(No response)

*** Email**

email@email.co.nz

Item 2

11/8/22, 2:11 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#9

CREATED



PUBLIC

Oct 26th 2022, 4:22:33 pm

IP ADDRESS



203.118.146.53

* Full Name of Submitter/s:

grant schofield

* The specific parts of the application that my submission relates to are:

full redevelopment

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

very much so support this in full. it is a much needed start of a revamp in the west Heretaunga area retail. We must bring in more diverse businesses to the CBD down the west end to compliment the retail sector, encourage a fun environment and breathe life into Hastings.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Support this development

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-26

* Address

225 Heretaunga Street

Hastings

4120

New Zealand

Contact person

grant schofield

<https://app.wufoo.com/entry-manager/2348/entries/9>

1/2

11/8/22, 2:11 PM

Wufoo - Entry Detail

Phone number

068789979

* Email

nzhastings@nz.michaelhill.com

11/8/22, 2:11 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE #10

CREATED



PUBLIC
Oct 26th 2022, 9:25:21 pm

IP ADDRESS



116.90.74.126

* Full Name of Submitter/s:

jeff franklin

* The specific parts of the application that my submission relates to are:

Retaining heritage features and modernising the space ! Offering living spaces in the inner city !

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I support the redevelopment of the area ! The building is earthquake prone and would cost a huge amount of money to retrofit . This is an exciting proposal ! I commend the Hastings District Council on being proactive in reversing the decline of the inner city !

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I support this proposal . It is a great idea to build the apartments . It will help revitalise the life of the inner city. The inner city will be safer as a result of this proposal .
Enough heritage features are being retained . Anne Galloways report is comprehensive and supports the redevelopment !
This a visionary development and it needs to go ahead!

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-26

* Address

150 Davie Street
Hokitika
West Coast
7810
New Zealand

11/8/22, 2:11 PM

Wufoo - Entry Detail

Contact person

jeff Franklin

Phone number

02124701340

* Email

scindeproperties57@gmail.com

11/8/22, 2:12 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#11

CREATED



PUBLIC

Oct 27th 2022, 3:07:46 pm

IP ADDRESS



151.210.144.29

*** Full Name of Submitter/s:**

William Paul Symes Harvey

*** The specific parts of the application that my submission relates to are:**

The apartments

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

in support of. The query I have, as a property owner located opposite at 213 Queen St W Hastings, what standard of quality will the apartment's be? will they be a stratum estate of unit entitlement with a body corp and sold or will they be rented? who will they be pitched at? and will they exclude low cost housing, affordable housing, community housing, emergency housing and or rental units

As a registered Valuer, in general I commend the Hastings District Council for being brave and committing to this proposal. HDC have been preparing the District Plan rules to allow upper level residential housing for a while but little has happened, HDC have undertaken substantial upgrades of the CBD and along side private developers have significantly improved the eastern blocks of the CBD. This project will significantly enhance the western blocks and will bring to the CBD the first inner CBD apartment buildings of any size and scale. Hastings has struggled to attract inner city living as the CBD was not seen as an attractive and safe place after dark and it also lacked amenities. It now has those amenities and is an attractive CBD, it now needs people living and residing in the CBD and the safety aspect will improve significantly. Every little aspect increases the desirability and I now consider Hastings CBD is ready for apartment living. HDC are leading the charge, for which I commend you, I am sure once this development is complete and sold successfully we will see private developers start to convert more first floor commercial buildings or demolish and build new. As I have also been considering building an apartment on top of our building across the road.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

Granting of consent with restriction of the type and quality of apartment's to be built and the exclusion of low cost housing, affordable housing, community housing, emergency housing and or rental units.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-27

<https://app.wufoo.com/entry-manager/2348/entries/11>

1/2

11/8/22, 2:12 PM

Wufoo - Entry Detail

* Address

213 Queen Street West
PO Box 232 Hastings 4156
Hastings
Hawke's Bay
4122
New Zealand

Contact person

Paul Harvey

Phone number

0274952209

* Email

paulharvey@williamsharvey.co.nz



Submission on Publicly Notified Resource Consent Application: RMA20220352 – Proposed Demolition of a Heritage Building and Redevelopment of the Site.

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council:

28/10/22

Date Submissions Close:

5:00pm Monday 7th November 2022

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Brayden Thomas Hobden.

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

I am for the proposed apartment/
development within the Hastings
CBD. I believe it is a good
idea as Hastings is becoming a
ghost town and this idea will
create more going on and make
the Hastings CBD a more inviting
and cool city.

3. I / We seek the following decision from the Hastings District Council:

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

I am for the proposed development.

I would like it to be
approved.

4. I wish to be heard in support of my submission, or



I do not wish to be heard in support of my submission

☐

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

☒

I **do not** wish to present a joint case

☐

6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed: 

Date: 25/10/22

(A signature is not required if you make your submission by electronic means)

E-Mail:

hobelenbrayden98@gmail.com

Postal address for service of submitter: (If an organisation, include contact person)

Daytime Phone No:

0275796613

Fax No:

Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: 5:00pm Monday 7th November 2022

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Wayne Hawison (Landlord & Tenant)
213 Heretaunga St West
HASTINGS

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. The specific parts of the application that my submission relates to are:
(Please continue on separate sheet(s) if necessary)

Happy for the HDC
to advance with the
Project at 223 Heretaunga St West
(This will enhance the area
and bring more customers to area)

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

Not to oppose
I support

3. I / We seek the following decision from the Hastings District Council:

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

4. I wish to be heard in support of my submission, or
I do not wish to be heard in support of my submission

☐
☒

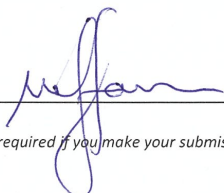
5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

I do not wish to present a joint case

☐
☒

6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed: _____



Date: _____

28/10/22

(A signature is not required if you make your submission by electronic means)

E-Mail: _____


spexnz@gmail.com

Postal address for service of submitter: (If an organisation, include contact person)

Daytime Phone No: _____

0274855270

Fax No: _____



Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious:
 - it discloses no reasonable or relevant case:
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
 - it contains offensive language:
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

11/8/22, 2:12 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#12

CREATED



PUBLIC

Oct 28th 2022, 1:32:47 pm

IP ADDRESS



115.189.131.234

* Full Name of Submitter/s:

Natasha Bird

* The specific parts of the application that my submission relates to are:

My business is next door to the site 220 Queen Street West. My concern is disruption for my business particularly during the demolition stage. As a hair salon we provide a relaxing environment for our clients. When the Countdown building which is further away was taken down it had an impact on us with the noise and also the ground movement (it was like a constant earthquake). It would be good if the demolition could be done all at once and that we are aware well in advance of the dates so that we can try and make 'plans'. Ideally if the work could be done around our hours which are Tuesday 9-8 Wednesday 9-5 Thursday 9-8 Friday 9-6 Saturday 9-3 The dust is also going to be an issue so any precautions you can make for this would be appreciated.

I am very concerned about this.

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I am for the application as it will be incredible for the surrounding area which has long needed updating. We support inner city living as it helps with the vibrancy of the City. Having a cafe next door is very exciting. Please see my concerns re the process and its impact on my business (above)

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Support

Attach your submission

*

I wish to be heard in support of my submissions, or

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-10-28

11/8/22, 2:12 PM

Wufoo · Entry Detail

*** Address**

220 Queen Street West
Hastings
4112
New Zealand

Contact person

Natasha Bird

Phone number

(No response)

*** Email**

natasha@mpnosis.co.nz

Item 2

11/8/22, 2:13 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#13

CREATED



PUBLIC

Oct 28th 2022, 3:31:04 pm

IP ADDRESS



116.89.224.150

* Full Name of Submitter/s:

Lynetta Finch C/- Pascoes the Jewellers

* The specific parts of the application that my submission relates to are:

No specific part

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I fully support the application. As been a long time tenant. The site has long been empty and is in a poor state of repair. It negatively effect the surrounding properties and safety of the other tenants out the back area. Seeing that area become vibrant with a combination of new retail and residential users would be a welcome change not just for the location but also for Hastings CBD. Hopefully this will trigger further developments of this nature over all of Hastings back to its best. The application with its twin approach of the laneway and park with the residential/commercial units is innovative and i commend the council for it strategy.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I support the application

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-28

* Address

219 Heretaunga street, West
Hastings CBD
Hastings
Hawkes Bay
4156
New Zealand

<https://app.wufoo.com/entry-manager/2348/entries/13>

1/2

11/8/22, 2:13 PM

Wufoo · Entry Detail

Contact person

Lynetta

Phone number

068783591

* Email

has@pascoes.co.nz

Item 2

11/8/22, 2:13 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#14

CREATED



PUBLIC

Oct 29th 2022, 3:43:13 pm

IP ADDRESS



150.107.173.57

* Full Name of Submitter/s:

Rick Bower

* The specific parts of the application that my submission relates to are:

Residential apartments in Hastings CBD

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

Support the introduction of reasonably priced and suitably sized (1-2 bed) apartments studios within the Hastings CBD to revitalise the CBD. Crucial that the apartments caters for the demographic that prefer apartment style living e.g. single or young couples.

These should not be \$1m+ apartments for the wealthy i.e Ahuriri apartments.

2 residential apartment buildings are a great start, but more should be on the horizon if we want Hastings to have a great, vibrant and growing CBD.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Support all the proposed actions in relation to the redevelopment of 206 Queen street and 223 Heretaunga street

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-28

11/8/22, 2:13 PM

Wufoo - Entry Detail

*** Address**

3 Tokomaru Drive
Hastings
Hastings
New Zealand

Contact person

(No response)

Phone number

(No response)

*** Email**

rickbower@hotmail.co.nz

11/8/22, 2:13 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#15

CREATED



PUBLIC

Oct 30th 2022, 5:58:31 pm

IP ADDRESS



101.98.242.2

* Full Name of Submitter/s:

Claire Flentge

* The specific parts of the application that my submission relates to are:

Development Plans

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

There is no shade which is fine in Winter but renders the space not so usable in Summer.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Please rethink the requirements for shade.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-30

* Address

2/509 Henry St

Raureka

Hastings

4120

New Zealand

Contact person

(No response)

<https://app.wufoo.com/entry-manager/2348/entries/15>

1/2

11/8/22, 2:13 PM

Wufoo - Entry Detail

Phone number

(No response)

* Email

claire.flentge@hotmail.com

Item 2

11/8/22, 2:13 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#16

CREATED



PUBLIC

Oct 31st 2022, 2:47:24 pm

IP ADDRESS



222.153.239.172

* Full Name of Submitter/s:

Kathleen Mavis McKay

* The specific parts of the application that my submission relates to are:

There are no specific parts of the development. It is just the Council involvement

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I wish to make it known that I strongly oppose the Council involvement in the redevelopment of the H.B. Farmers Building. This is NOT the core business of the Council. Our rates are to provide for the likes of water, footpaths, parks etc. This sort of thing only adds further amounts to our rates for the eventual gain of others. I ask that you give full consideration to staying within the boundaries of what a Council is elected to do. It is certainly not to waste money on this sort of development.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

It is not core business of Council to be Developers

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-10-31

* Address

833 Huia Street
Camberley
HASTINGS
4120
New Zealand

11/8/22, 2:13 PM

Wufoo - Entry Detail

Contact person

Kathy McKay

Phone number

06 878 3625

*** Email**

mckay_fam@xtra.co.nz

Item 2

11/8/22, 2:14 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#17

CREATED



PUBLIC

Nov 1st 2022, 4:39:46 pm

IP ADDRESS



202.49.21.113

*** Full Name of Submitter/s:**

Heritage New Zealand Pouhere Taonga

*** The specific parts of the application that my submission relates to are:**

HNZPT has been identified as a potential affected party for the activities which form the basis of resource consent application for works to redevelop the former Hawke's Bay Farmers Co-operative Association Limited Garage, a Historic Place Category 2, List no 1095. These works will include the demolition of existing building on the site at 206 Queen Street West while retaining the façade of the building, and construction of a new three-storey medium density residential apartment building with private parking.

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

While demolition is not advocated as a best heritage outcome, Heritage New Zealand Pouhere Taonga understands the Council has explored all options diligently before deciding facadism is the most viable option as strengthening the barrel vault roofs of the Listed building had major complexities. The proposal has also community engagement on how this space would be designed and used, as well as support from local heritage groups. In considering the demolition of the former Hawke's Bay Farmers Co-operative Association Limited Garage and retention of the façade only, Heritage New Zealand recognizes the major levels of impact on the heritage fabric. However, we can support this proposal as a whole. The loss in heritage fabric will be countered the public engagement with the site and its history.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

Heritage New Zealand can support this application considering the public engagement with the site and its history. We also support the consent conditions and recommendations from Heritage Impact Assessment on page 29.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-10-31

<https://app.wufoo.com/entry-manager/2348/entries/17>

1/2

11/8/22, 2:14 PM

Wufoo - Entry Detail

* Address

Level 1 79 Boulcott Street
Wellington
Wellington
6140
New Zealand

Contact person

Dean Raymond

Phone number

4 494 8320

* Email

DRaymond@heritage.org.nz

11/8/22, 2:14 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#18

CREATED



PUBLIC

Nov 1st 2022, 7:30:26 pm

IP ADDRESS



114.23.165.254

* Full Name of Submitter/s:

TRENT MABBETT

* The specific parts of the application that my submission relates to are:

Consent to build apartments (or not)

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

Support the consent. Reasons: vibrant inner city; utilise existing infrastructure; range of housing options for Hastings residents; climate-friendly housing; long term sustainability of Hastings city; and so on, and so on...

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Support the consent. Reasons: vibrant inner city; utilise existing infrastructure; range of housing options for Hastings residents; climate-friendly housing; long term sustainability of Hastings city; and so on, and so on...

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2021-11-01

* Address

84 Beach Road

Haumoana

HKB

4102

New Zealand

Wufoo · Entry Detail

TRENT MABBETT

+6468750650

trent@actrix.co.nz

Kelly Smith

From: Dean Raymond <DRaymond@heritage.org.nz>
Sent: Wednesday, 2 November 2022 10:15 AM
To: Kelly Smith
Subject: Farmers redevelopment Queen Street
Attachments: HNZPT Submission 2 November 2022.pdf

Kia ora Kelly

Please find attached submission from Heritage New Zealand Pouhere Taonga on the proposed Farmers building redevelopment.

You may note that Rachel Paschoalin has already submitted using the council standard form.

Because of delegation levels I also needed to send this submission letter. The content is nearly exactly the same.

Nga mihi

Dean Raymond | Kaiwhakahaere ā Takiwā / Area Manager | Te Takiwā o Te Pūtahi a Māui / Central Region |
Heritage New Zealand Pouhere Taonga | P O Box 2629 | Level 1, 79 Boulcott St | Wellington 6140 | Ph: (64 4) 494-
8320 | Mobile: 027 350 9875 |

Tairangahia ā tua whakarere; Tātakihia ngā reanga o āmuri ake nei – Honouring the past; Inspiring the future

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia ngā reanga ā āmuri ake nei
Honouring the past; Inspiring the future

2 November 2022

File ref: 12009-473

Environmental Consents Manager
Hastings City Council
Private Bag 9002
Hastings 4156

Email: kellys@hdc.govt.nz

Dear Kelly

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO RESOURCE CONSENT APPLICATION
FOR REDEVELOPMENT OF 206 QUEEN STREET AND 223 HERETAUNGA STREET WEST**

To: Hastings District Council

Name of Submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
2. **This is a submission on an application from Hastings District Council for a resource consent:**
 - Demolition of existing buildings on the site while retaining facades; and
 - Construction of a new three storey apartment building.
3. **Heritage New Zealand Pouhere Taonga is not a trade competitor for the purposes of Section 308B of the Resource Management Act 1991.**
4. **The specific parts of the application that this Heritage New Zealand Pouhere Taonga submission relates to are:**
 - The adverse impact of the proposed development on historic heritage values.
5. **Heritage New Zealand Pouhere Taonga submission is:**
 - **Neutral**
6. **The reasons for Heritage New Zealand's position are as follows:**

1

HNZPT has been identified as a potential affected party for the activities which form the basis of resource consent application for works to redevelop the former Hawke's Bay Farmers Co-operative Association Limited Garage, a Historic Place Category 2, List no 1095. These works will include the demolition of existing building on the site at 206 Queen Street West while retaining the façade of the building, and construction of a new three-storey medium density residential apartment building with private parking.

While demolition is not advocated as a best heritage outcome, Heritage New Zealand Pouhere Taonga understands the Council has explored all options diligently before deciding facadism is the most viable option as strengthening the barrel vault roofs of the Listed building had major complexities. The applicant has also undertaken community engagement on how this space would be designed and used, as well as support from local heritage groups. In considering the demolition of the former Hawke's Bay Farmers Co-operative Association Limited Garage and retention of the façade only, Heritage New Zealand recognizes the major levels of impact on the heritage fabric. However, overall HNZPT can support this proposal as a whole. The loss in heritage fabric will be countered the public engagement with the site and its history.

7. Heritage New Zealand Pouhere Taonga seeks the following decision:

Heritage New Zealand supports this application considering the public engagement with the site and its history. We also support the consent conditions and recommendations contained in the Heritage Impact Assessment on page 29.

- Heritage New Zealand Pouhere Taonga does not wish to be heard in support of its submission.
- HNZPT does not wish to present a joint case at the hearing.

Yours sincerely



Dean Raymond

Area Manager / *Kaiwhakahaere*
Central Region / *Te Takiwā o Te Pūtahi a Māui*
Heritage New Zealand Pouhere Taonga

Address for service

Heritage New Zealand Pouhere Taonga
Central Region *Te Takiwā o Te Pūtahi a Māui*
PO Box 2629
Wellington 6140
Ph: 04 494 8325
draymond@heritage.org.nz

11/8/22, 2:16 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#19

CREATED



PUBLIC

Nov 2nd 2022, 2:01:17 pm

IP ADDRESS



47.72.137.47

*** Full Name of Submitter/s:**

Robert J Gill and Jenny A Gill as Directors of Tresco Limited, which owns the building at 200 Market Street North and directors of Hastings HIVE being the tenant of Tennancy 2 at 200 Market Street North.

*** The specific parts of the application that my submission relates to are:**

Resource consent application,
AND
the development plans in general

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

In support of the redevelopment of 206 Queen Street West and 223 Heretaunga Street West.

In our building at 200 Market Street North and business Hastings HIVE within this building we will be close neighbours of the proposed new development. We have recently spent over \$2 million in new hard and soft fit out ins the building. This is a substantial investment in regional New Zealand, and a major factor was our belief in the continued revival and economic success of the Hawke's Bay, with Hastings as the commercial centre.

Hastings District Council have been active and innovative in seeking to reinvigorate the CBD of Hastings, with notable investments like Toi Toi and the new Municipal Buildings. This a good example of innovative thinking and urban renewal.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

We are in favour of approval for the proposed development.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-11-02

<https://app.wufoo.com/entry-manager/2348/entries/19>

1/2

11/8/22, 2:16 PM

Wufoo - Entry Detail

*** Address**

200 Market Street North,
Hastings
Hawke's Bay
4122
New Zealand

Contact person

Rob Gill

Phone number

021 979935

*** Email**

robgill@tresco.co.nz

11/8/22, 2:17 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE #20

CREATED



PUBLIC
Nov 3rd 2022, 12:27:51 pm

IP ADDRESS



163.47.236.129

*** Full Name of Submitter/s:**

Faye Alexander

*** The specific parts of the application that my submission relates to are:**

All

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

Fully support

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

We need more housing, inner city living would be awesome, more buildings need their top floors transferred to residential, plus the walkways and open spaces great

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-11-03

*** Address**

819B St Aubyn street West
St Leonards
Hastings
Hawkes Bay
4120
New Zealand

11/8/22, 2:17 PM

Wufoo - Entry Detail

Contact person

Faye Alexander

Phone number

0211349094

* Email

falynette@hotmail.com

11/8/22, 2:17 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#21

CREATED



PUBLIC

Nov 3rd 2022, 12:47:04 pm

IP ADDRESS



103.96.86.179

* Full Name of Submitter/s:

Shanon Tait

* The specific parts of the application that my submission relates to are:

When green space is created, it has to provide adequate shade for residents and users of the space.

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I fully support this project. Well done Hastings District Council for getting this underway.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Support the application fully.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-11-02

* Address

202 Leo Street

Akina

Hastings

Hawke's Bay

4122

New Zealand

Contact person

(No response)

<https://app.wufoo.com/entry-manager/2348/entries/21>

1/2

11/8/22, 2:17 PM

Wufoo - Entry Detail

Phone number

(No response)

*** Email**

shanonhenaretaitnz@gmail.com

Item 2

11/8/22, 2:17 PM

Wufoo - Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE #22

CREATED



PUBLIC
Nov 3rd 2022, 7:26:21 pm

IP ADDRESS



222.155.194.45

* Full Name of Submitter/s:

Trina Gee

* The specific parts of the application that my submission relates to are:

Parking for workers in town.

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I am neutral regarding the application

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I am wanting to ensure that I, as a monthly paying customer, still ensures I am able to continue parking in town for work.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-11-03

* Address

234 Heretaunga Street, west
Hastings
4122
New Zealand

Contact person

Trina Gee

<https://app.wufoo.com/entry-manager/2348/entries/22>

1/2

11/8/22, 2:17 PM

Wufoo · Entry Detail

Phone number

0274176963

* Email

trina_gee@msn.com



Megan Gaffney
022 176 9035



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: **5:00pm Monday 7th November 2022**

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

JAMES PAUL KEENAN

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

Streets and Park part outside the new Apartments.
including the walkway from Heretaunga St West.

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

- Rent some space to food trucks during lunch
? early night say 7-30 pm helping small business owners.
- Make sure there is access for Emergency services
during the day (carparks : road width) and at
night (keys or codes to the gates).
- Create heaps of small seating areas for eating,
talking, coffee & business meetings outdoors.
- I support what is happening if we keep "growing" the idea.

3. I / We seek the following decision from the Hastings District Council:

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

I ask the council to grant the application

4. I wish to be heard in support of my submission, or

☐

I do not wish to be heard in support of my submission

☒

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

☐

I **do not** wish to present a joint case

☐

6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed:

Jamie Keenan

Date:

01.11.22

(A signature is not required if you make your submission by electronic means)

E-Mail:

jamie@eraftandhem.co.nz

Postal address for service of submitter: (If an organisation, include contact person)

91- 215 HERETAUNGA ST WEST, HASTINGS

Daytime Phone No:

021 11 66 454

Fax No:

Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

11/8/22, 2:17 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#23

CREATED



PUBLIC

Nov 5th 2022, 1:26:05 pm

IP ADDRESS



222.152.205.54

* Full Name of Submitter/s:

Tom Ringrose

* The specific parts of the application that my submission relates to are:

Public park/green space

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

Oppose extensive hard cover of walk areas - need more green/garden space

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

trees should be planted in ground and have garden or green space around them. Please reduce concrete and hard surface covering

Attach your submission

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-11-05

* Address

200 Tudor Ave

Hastings

Hawkes Bay

4122

New Zealand

Contact person

Tom Ringrose

<https://app.wufoo.com/entry-manager/2348/entries/23>

1/2

11/8/22, 2:17 PM

Wufoo · Entry Detail

Phone number

068782928

* Email

tomasr@xtra.co.nz

11/8/22, 2:17 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#24

CREATED



PUBLIC

Nov 6th 2022, 12:11:32 pm

IP ADDRESS



150.107.172.175

* Full Name of Submitter/s:

Bernadette Krassoi

* The specific parts of the application that my submission relates to are:

Green spaces

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

To encourage the planners to reconsider the amount of paved surfaces proposed in the plan vs. creatively coming up with ways to make the space more green and environmentally friendly.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

Send the plans back to the architects to review and redraw those areas that can be made more cool in summer and are green and sustainable. Putting trees in pots that require ongoing maintenance vs. planting the tree that can maintain itself after a few years is an obvious example.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-11-06

* Address

202 Tudor Avenue
Hastings
4122
New Zealand

Contact person

Bernadette Krassoi

<https://app.wufoo.com/entry-manager/2348/entries/24>

1/2

11/8/22, 2:17 PM

Wufoo · Entry Detail

Phone number

068706030

*** Email**

bernadette.krassoi@gmail.com

11/8/22, 2:18 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#25

CREATED



PUBLIC

Nov 6th 2022, 1:09:38 pm

IP ADDRESS



101.98.174.249

*** Full Name of Submitter/s:**

Michael Bate

*** The specific parts of the application that my submission relates to are:**

My submission relates to the layout of the proposal. This needs to be changed to be successful and to best support similar development of neighbouring properties. This project has to succeed if others are to follow.

It is great HDC is providing leadership with inner city living as otherwise it may be too hard for developers.

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

I suppose the application in all respects except its layout.

For the best living experience living areas must face the sun. Most local apartments are built for the sun. So the units must be reversed 180 degrees.

As a result of the 180-degree turn, in order to give the building a green outlook, the garden should be split so some (say 2/3) is on the north west side. A portion could have a wrought iron fence to create a residents only area.

The other 1/3 would be on the HB Farmers side to give that building (and HDCs bedrooms) a green outlook too. This space on the HBF side needs to be wide enough to be also used for angled car parking in the future (as the HBF site has barely any parking space, which it will need to go residential).

Getting the best design layout is a trade-off. The layout changes above are essential to a successful outcome. This submission involves sacrificing the following non-essentials:
 - one big garden space - it was bigger than needed and in reality would have been little used - in an accommodation block you need little spaces of green more than a big garden most cannot see.
 - a look through laneway all the way to Queen Street - it sounded good but three cameras and cameras signs will provide better security.

A basic picture of the altered layout is attached.

Don't bother with little balconies on the bedrooms - instead take that space into the bedrooms and have balustrades outside the bedroom windows/sliders.

A skylight in the lounge of each upper-level apartment would be great. This should be a Velux low pitch solar powered skylight with block out blind.

The multiple stairs are good - they are better than a common back walkway.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

I support the application being granted with the layout changes I have set out.

Attach your submission

c9736887436b4e538dcf07588e06cba3.jpeg.jpg

<https://app.wufoo.com/entry-manager/2348/entries/25>

1/2

11/8/22, 2:18 PM

Wufoo - Entry Detail

*

I wish to be heard in support of my submissions, or

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-11-06

*** Address**

38 Busby Hill
Havelock North
4130
New Zealand

Contact person

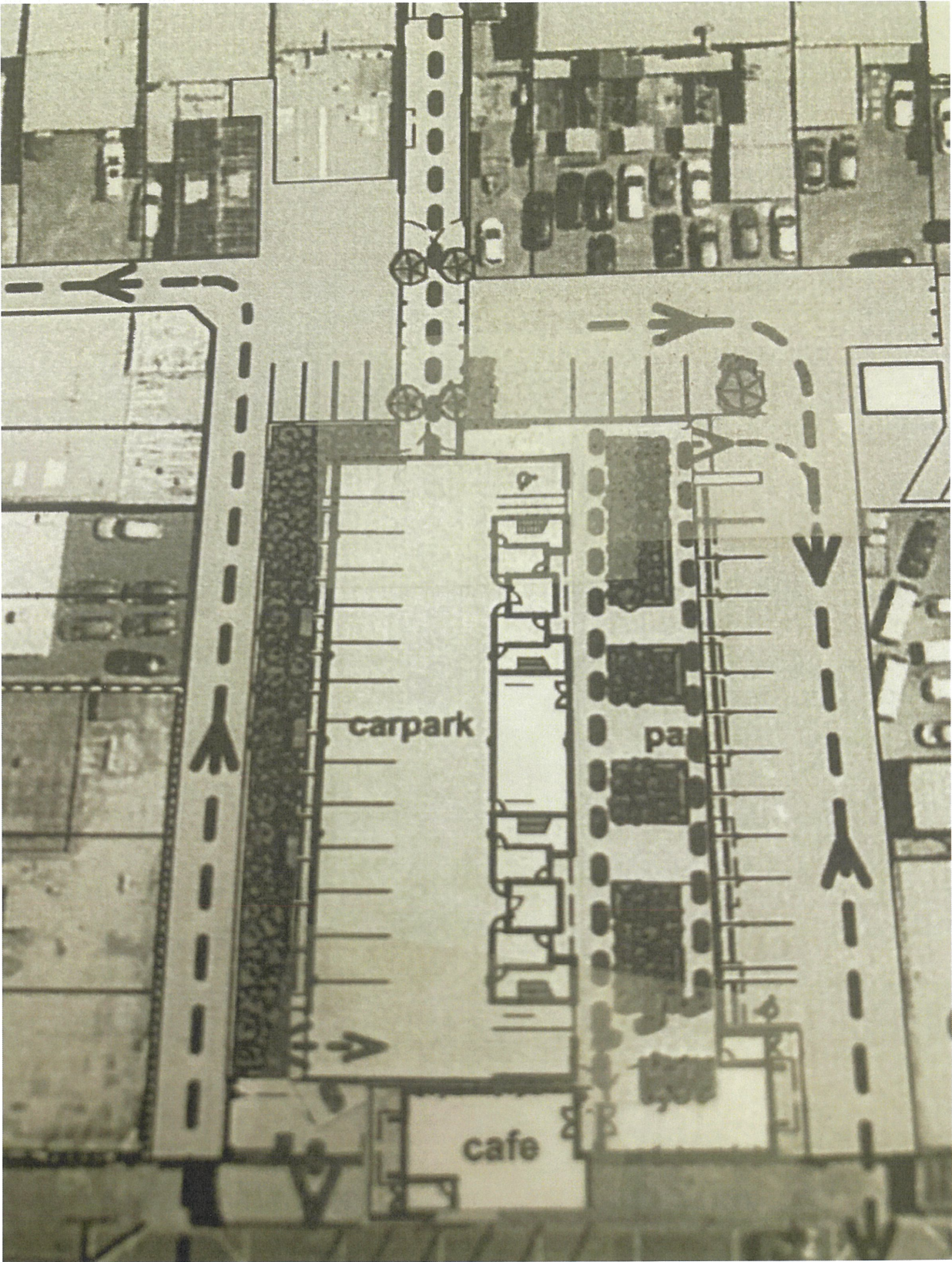
Michael Bate

Phone number

021503875

*** Email**

emb@hansenbate.co.nz



11/8/22, 2:18 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#26

CREATED



PUBLIC

Nov 6th 2022, 4:01:04 pm

IP ADDRESS



202.180.87.152

* Full Name of Submitter/s:

Walter Breustedt

* The specific parts of the application that my submission relates to are:

Ground floor plan, First/second floor plan, carpark NW elevation, car park and Laneway

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

to develop and implement a climate action program for the redevelopment area including:
i) shading devices on NW façade, ii) change colour of façade from red to white, iii) more shading trees, green walls, groundcover and grass to reduce sealed surfaces of the park and the car park area

Reason: The location of the proposed apartment block is uncomfortable hot in summer (day and night time caused by heat stored in asphalt and concrete). Actions (i-iii) will improve the microclimate and reduces the heat stress to make the life in the CBD more comfortable and affordable (less costs for air conditioning)

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

please see details A-E in the attachment

Attach your submission

w_breustedts_attachment_for_200_block_west.pptx

*

I wish to be heard in support of my submissions, or

*

I do not wish to present a joint case

Date

2022-11-06

* Address

23a Brookvale Road Havelock North
Hastings
4130
New Zealand

<https://app.wufoo.com/entry-manager/2348/entries/26>

1/2

Wufoo · Entry Detail

Contact person

Walter

Phone number

877 0123

* Email

walter.breustedt@gmail.com



Hastings Surface Temperatures 22.Feb.2021,11am, ambient temperature at that time 23 to 24°C
Source: Landsat Level-2 Surface Temperature Science Product courtesy of US Geological Survey

The HDC suggest to develop medium density apartments in the Hastings CBD which suffers in summer under extreme high temperature .
Global warming may intensify this effect in the near future.
I suggest to include the suggestion A to E in the plans of the development.
Without the implementation of the suggestion the living in the apartments may be less comfortable and expensive caused by high cost for cooling the units in summer at day and night-time.

Hastings CBD has higher temperature than rural areas and reduced cooling effect at night time.
Reason : heat is stored in high density building blocks, concrete and asphalt, sealed surfaces, reduced green areas

The summer average maximum daily temperature in Hawkes Bay increased by 1.6 C over the last 50 years

Make living in the CBD more comfortable and affordable with less heat stress and lower cost for Air Con: light colours, shading devices, more green (shading trees , shrubs, green walls, less sealed surfaces)



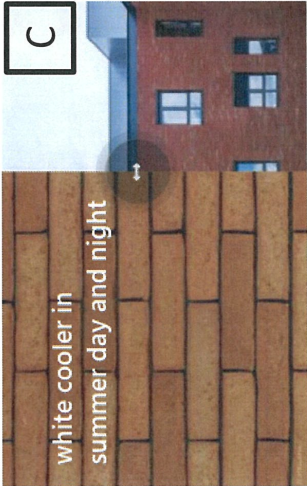
A
Bedrooms facing NW
Overheated from low
afternoon sun
Suggestion:
Reduce size of doors and
installation of external
shutters



Suggestion for outdoor :
develop and implement a
shading/cooling concept incl.

- reduce sealed area
- more green surface
- shading trees
- climbers
- vertical green walls for
laneway
- paving in light colour

B



B brick base and stair cladding
selected red brick

hot in summer day&night



trees in container need
permanent irrigation



D

suggestion:
trees in ground can
grow, deliver shade
irrigation 2 years only

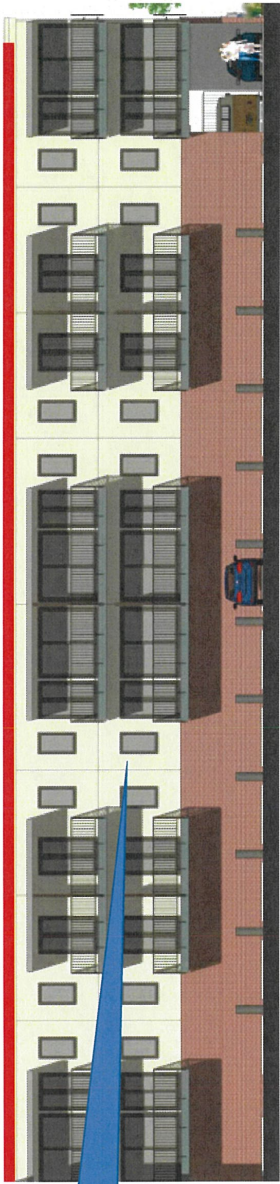
Suggestion : small trees, bushes +
permeable surface in parking area

E

Soft landscaping - Auckland Design Manual



All of these windows, doors are facing NW in summer on the hot asphalt carpark



Suggestion : small trees, bushes + permeable surface in parking area



11/8/22, 2:19 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#27

CREATED



PUBLIC
Nov 7th 2022, 11:26:56 am

IP ADDRESS



103.8.143.64

* Full Name of Submitter/s:

Hawke's Bay Regional Council

* The specific parts of the application that my submission relates to are:

Soil contamination - see attached letter.

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

Commentary regarding the management of the soil contamination - see attached letter.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

See attached letter.

Attach your submission

hbrc_submisson_hdc_resource_consent_application_rma20220352.pdf

*

I do not wish to be heard in support of my submissions

*

I do not wish to present a joint case

Date

2022-11-07

* Address

Private Bag 6006
Napier
4142
New Zealand

Contact person

Bianca Burns

<https://app.wufoo.com/entry-manager/2348/entries/27>

1/2

11/8/22, 2:19 PM

Wufoo - Entry Detail

Phone number

06 835 9200

* Email

bianca.burns@hbrc.govt.nz

Item 2

4 November 2022

Megan Gaffaney
Hastings District Council
Private Bag 9002
Hastings 4156



Tēnā koe Megan

Publicly Notified Resource Consent Application RMA20220352 – Proposed Redevelopment of 206 and 218 Queen Street West, Hastings and 223 Heretaunga Street West, Hastings

Hawke's Bay Regional Council (the Regional Council) has no objections to the proposed redevelopment at 206 and 218 Queen Street West, Hastings and 223 Heretaunga Street West, Hastings (the site) on the provision that the soil contamination is managed in accordance with Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

We also wish to draw the applicant's attention to two rules in the Hawke's Bay Regional Resource Management Plan, Rule 48 and Rule 49. Rule 48 covers discharges of solid contaminants, including cleanfill, to land that will not enter water and Rule 49 covers discharges to land that may enter water. Both are permitted activities in terms of discharges of contaminants to land. However, given the elevated levels of contaminants found at the site, particularly lead, the offsite disposal of the any soils is unlikely to comply with 48(c) which states that "the discharge shall not cause any increase in the concentration of any hazardous substances or pathogenic organisms on or in any land" given lead is a hazardous substance (Rule 49 references the conditions of Rule 48). Any deposit of the contaminated soil would therefore likely be regulated by Rule 52 discharges that do not comply with rules 9-14, 16, 31-51 as a discretionary activity. We also note that in the Detailed Site Investigation, Karen Toulmin noted that there are likely implications for offsite disposal of the soils given that they exceed the accepted waste criteria for local Cass A landfill.

Should you have any queries with regards to the content of this submission please do not hesitate to contact Bianca Burns, as below.

The Regional Council does not wish to be heard in support of this submission.

Ngā mihi

Ceri Edmonds
Manager Policy & Planning
Policy & Regulation Group
Phone 835 9200
Email: ceri.edmonds@hbrc.govt.nz

Te whakapakari tahi i tō tātau **taiao**. Enhancing our **environment** together.

06 835 9200 | info@hbrc.govt.nz | 159 Dalton Street, Napier 4110 | Private Bag 6006, Napier 4142

hbrc.govt.nz

11/8/22, 2:20 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#28

CREATED



PUBLIC

Nov 7th 2022, 2:20:47 pm

IP ADDRESS



103.5.71.30

* Full Name of Submitter/s:

Elmien Steyn

* The specific parts of the application that my submission relates to are:

The three-storey residential apartment building with private parking.

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I am in support of this redevelopment project as it will promote inner city living with one and two bedroom apartments. This will be great for people looking for apartments.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I am in support of the Hastings District Council granting approval for this project.

Attach your submission

*

I wish to be heard in support of my submissions, or

*

I do not wish to present a joint case

Date

2022-11-07

* Address

35B Waghorne street

Ahuriri

Napier

Hawke's Bay

4110

New Zealand

<https://app.wufoo.com/entry-manager/2348/entries/28>

1/2

11/8/22, 2:20 PM

Wufoo - Entry Detail

Contact person

Elmien Steyn

Phone number

0212099100

*** Email**

elmiensteyn1973@outlook.com

Item 2

11/8/22, 2:20 PM


Wufoo · Entry Detail

HDC - RMA20220352 Submission Form


COMPLETE

#29

CREATED

 PUBLIC
Nov 7th 2022, 2:44:22 pm

IP ADDRESS

 202.137.242.25

* Full Name of Submitter/s:

Robert Griffiths

* The specific parts of the application that my submission relates to are:

Demolition of existing buildings on the sites at 206 Queen Street West and 223 Heretaunga Street West, while retaining the façade of each building;
construction of a new three-storey medium density residential apartment building with private parking (18 15 spaces amended as per further information) on the ground floor of the building;
widening an existing formed legal service lane providing access to the redevelopment site from Queen Street West;
provision of 14 13 public parking spaces (amended as per further information) along the western wall of the apartment building and adjacent to the existing service lane;
construction of a pedestrian laneway from 223 Heretaunga Street West; and
provision of a public park/greenspace to support inner city living and public amenity

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I fully support the submission. It is in the interest of all businesses to encourage people into and create new vitality into the business areas.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I would like to see any upgrade of the central shopping area approved

Attach your submission

*
I do not wish to be heard in support of my submissions

*
If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-11-07

11/8/22, 2:20 PM

Wufoo · Entry Detail

*** Address**

236 Heretaunga Street West,
Hastings
Hawkes Bay
2122
New Zealand

Contact person

Robert Griffiths

Phone number

021 24 99 771

*** Email**

accounts@greivejeweller.co.nz

11/8/22, 2:20 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#30

CREATED



PUBLIC

Nov 7th 2022, 2:56:22 pm

IP ADDRESS



222.155.206.57

* Full Name of Submitter/s:

Josephine Kelly

* The specific parts of the application that my submission relates to are:

Conditions that would enhance the development and help mitigate the affects of climate change and global warming

* My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):

I support the development with some suggestions for the development of the lane between Heretaunga and Queen Streets and the parking area;

1. More planting and green spaces on the lane with trees planted directly into the ground to reduce the need for irrigation. Seating in shaded areas. This would enhance the area for the apartment dwellers as wells for the community.
2. Permeable surfaces for the car parking area and trees for shade there too.
3. Possible green wall for part of the building.

* I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)

I support the development as I think it is time to develop more apartments in the centre of the city and these buildings would be suitable to repurpose in this way.

I would however like the council to ensure the suggestions I have made will be considered seriously and be made conditions for the consent for this development. Such conditions must become increasingly important as we face the reality of climate change and global warming.

Attach your submission

*

I do not wish to be heard in support of my submissions

*

If others make a similar submission I will consider presenting a joint case with them at any hearing, or

Date

2022-11-07

<https://app.wufoo.com/entry-manager/2348/entries/30>

1/2

11/8/22, 2:20 PM

Wufoo · Entry Detail

*** Address**

46 Iona Road
Havelock North
Hastings
4130
New Zealand

Contact person

(No response)

Phone number

(No response)

*** Email**

jokelly@xtra.co.nz

11/8/22, 2:21 PM

Wufoo · Entry Detail

HDC - RMA20220352 Submission Form

COMPLETE

#31

CREATED



PUBLIC

Nov 7th 2022, 4:12:06 pm

IP ADDRESS



203.118.136.187

*** Full Name of Submitter/s:**

William Ian Livingston

*** The specific parts of the application that my submission relates to are:**

All

*** My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views):**

I am in Support in its entirety , My reasons ,part of Councils role is to support the CBD since Big box retail hit Hastings the CBD has suffered .

It is fundamental that a vibrant and flourishing CBD is core to a town success, new initiatives that are in keeping with how people want to live in 2020` s area key to this and require full support, this project brings live to a area of queen street that has been unoccupied for an extended period. It recycles a tired façade , creates an asset with the pocket park and directs people into the CBD and Retail precinct.

As importantly it shows leadership and encourages other Investors to Earthquake strengthen and modernise there buildings.

*** I / We seek the following decision from the Hastings District Council (as consent authority): (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views)**

That they accept the application for the reasons outlined in my previous statement.

Attach your submission

*

I wish to be heard in support of my submissions, or

*

I do not wish to present a joint case

Date

2022-09-07

<https://app.wufoo.com/entry-manager/2348/entries/31>

1/2

11/8/22, 2:21 PM

Wufoo · Entry Detail

*** Address**

207 St Aubyn street west
central
Hastings
Hawke's Bay
4122
New Zealand

Contact person

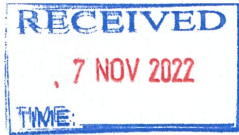
Bill Livingston

Phone number

0274461029

*** Email**

bill@livingstonproperties.co.nz



Megan Gaffaney
0221769835



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: **5:00pm Monday 7th November 2022**

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Robert Bailey (Lokorekare Rapa & Sekuriti Ltd)

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. The specific parts of the application that my submission relates to are:

(Please continue on separate sheet(s) if necessary)

NEW RAMP OF KING ST NORTH. HASTINGS

2. My submission is: (whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)

SUPPORT. WILL IMPROVE AREA & BRING
MORE FOOT TRAFFIC.

ONLY ISSUE I HAVE IS THAT IT WON'T
INTERFERE WITH MY SHOP OR OUR
PARKING AT THE REAR OF THE SHOP SO
WE CAN OPERATE AS NORMAL.
NOISE ALSO, WHEN DEMOLISHING OLD SITE.

3. I / We seek the following decision from the Hastings District Council:

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

GRANTED WILL IMPROVE THE AREA.

4. I wish to be heard in support of my submission, or

I do not wish to be heard in support of my submission

☐
☒

5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or

☐

I **do not** wish to present a joint case

☒

6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed: R. Bailey

Date: 7/11/22

(A signature is not required if you make your submission by electronic means)

E-Mail: roger@lockwise.co.nz

Postal address for service of submitter: (If an organisation, include contact person)

111 KING FLEET NORTH, HASTINGS.

Daytime Phone No: 06 878 9998

Fax No: _____

Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

Kelly Smith

From: Fleur Rohleder <Fleur.Rohleder@beca.com>
Sent: Monday, 7 November 2022 11:08 AM
To: Kelly Smith
Subject: RMA20220352 submission - Fire and Emergency New Zealand
Attachments: Submission - Hastings District Council - 206 Queen Street West and 223 Heretaunga Street West.pdf

Kia ora,

Please see the attached submission on behalf of Fire and Emergency New Zealand regarding the proposed redevelopment of 206 Queen Street West and 223 Heretaunga Street West (consent ref. RMA20220352).

Ngā mihi,

Fleur Rohleder

Planner

Beca

DDI: +64 4 460 1792

www.beca.com

www.beca.com/ignite-your-thinking



NOTICE: This email, if it relates to a specific contract, is sent on behalf of the Beca company which entered into the contract. Please contact the sender if you are unsure of the contracting Beca company or visit our web page <http://www.beca.com> for further information on the Beca Group. If this email relates to a specific contract, by responding you agree that, regardless of its terms, this email and the response by you will be a valid communication for the purposes of that contract, and may bind the parties accordingly. This e-mail together with any attachments is confidential, may be subject to legal privilege and applicable privacy laws, and may contain proprietary information, including information protected by copyright. If you are not the intended recipient, please do not copy, use or disclose this e-mail; please notify us immediately by return e-mail and then delete this e-mail.

Sensitivity: General

Form 13

**SUBMISSION ON A NOTIFIED RESOURCE CONSENT APPLICATION UNDER
SECTION 95A, RESOURCE MANAGEMENT ACT 1991**

To: Hastings District Council

Submission on: Resource Consent Application Ref. RMA20220352

Name of Submitter: Fire and Emergency New Zealand

This is a submission on an application from Hastings District Council for a resource consent to erect a three-storey apartment building at 206 Queen Street West and 223 Heretaunga Street West within the Hastings Central Business District (CBD).

Fire and Emergency is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (RMA).

The specific part of the application that Fire and Emergency's submission relates to is the provision of firefighting water supply, and access to that supply, for the development.

Fire and Emergency's submission is:

In achieving the sustainable management of natural and physical resources under the Resource Management Act (RMA 1991), decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act (2017) to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA 1991 to ensure that, where necessary, appropriate consideration is given to fire safety.

In order for Fire and Emergency to achieve its principal objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property, land and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities.

It is critical for Fire and Emergency that water supply infrastructure is in place prior to any development commencing and that this water supply has adequate capacity and pressures available to service the development proposed. Fire appliances carry a limited amount of water therefore it is necessary that adequate water capacity and pressure be available to Fire and Emergency to control or extinguish a fire. In most urban areas, this water supply would be sourced from council's reticulated water supply network however where reticulation is not available or limited (i.e. trickle fed), alternative water sources will be required. This may be in the form of dedicated water tanks for firefighting. Adequate physical access to this water supply for new development (whether reticulated or non-reticulated) is also essential.

Adequate capacity and pressure for each development can be determined through the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (Code of Practice)¹. The Code of Practice is a non-mandatory New Zealand Standard that sets out the minimum requirements for firefighting water and access in order for Fire and Emergency to operate effectively and efficiently in an emergency.

The application suggests that the proposal will be served by the reticulated network and that the existing supply is capable of supplying hydrants and a fire sprinkler system. The application does not however provide any certainty around the final firefighting water supply methods that will be selected and/or whether this will need to be supported by on-site water sources. Due to the density and mixed use of the proposed development it is vital that firefighting water supply is adequately provided for, including the ability for appliances to access and utilise any on-site water sources. In summary, the application does not confirm how firefighting water supply, and access to any such supply (where required), will be provided for the future development. Furthermore, Fire and Emergency notes that the Hastings District Plan does not include any provisions requiring a firefighting water supply to be provided to new developments. As such, there is a risk to Fire and Emergency that these matters are not appropriately addressed at the building consent stage.

Fire and Emergency seek the following decision from the consent authority:

If the Commissioners are minded to approve the application, it is requested that a condition be imposed on the resource consent decision requiring the following:

- A firefighting water supply, and access to that supply, is provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008

Fire and Emergency wishes to be heard in support of its submission. If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at the hearing.

Fire and Emergency are happy for the applicant to engage directly with Fire and Emergency to discuss any access details.

Fire and Emergency does not request, pursuant to section 100A of the Act, that Council delegates its functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature of person authorised to sign on behalf of

Fire and Emergency

Date:	7/11/2022
Electronic address for service of person making submission:	Fleur.rohleder@beca.com
Telephone:	+64 4-460 1792
Postal address:	85 Molesworth Street, Thorndon, Wellington 6011
Contact person:	Fleur Rohleder

¹ The New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 can be found here:
<https://fireandemergency.nz/assets/Documents/Files/N5a-SNZPAS-4509-2008-NZFS-Firefighting-water-supplies-Code-of-practice.pdf>



**Submission on Publicly Notified Resource Consent Application: RMA20220352 –
Proposed Demolition of a Heritage Building and Redevelopment of the Site.**

Form 13 Resource Management (Forms, Fees, and Procedure) Regulations 2003

Date Submission Received at Hastings District Council: _____

Date Submissions Close: **5:00pm Monday 7th November 2022**

To: Environmental Consents Manager
Planning & Regulatory Services
Hastings District Council
Private Bag 9002
Hastings 4156

PERSON(S) MAKING SUBMISSION:

Full Name of Submitter(s):

Hong EAO

APPLICATION:

This is a submission on an application from **Hastings District Council** who propose to undertake the demolition of a heritage building and the redevelopment of the site to include medium density residential apartments on level 1 and 2 and two commercial tenancies on the ground floor, private and public parking spaces, open green space and a pedestrian laneway at 206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings.

Further details can be found online:

<https://www.myvoicemychoice.co.nz/>

1. **The specific parts of the application that my submission relates to are:**

(Please continue on separate sheet(s) if necessary)

No specific parts need to be mentioned.

2. **My submission is:** *(whether you support, oppose or are neutral regarding the application or specific parts of it and the reasons for your views. (Please continue on separate sheet(s) if necessary)*

I support the project to go ahead.

3. **I / We seek the following decision from the Hastings District Council:**

(Please give precise details, including whether you wish the applicant to be granted or declined or are neutral, and if applicable, the parts of the application you wish to have amended and the general nature of any conditions sought. Please continue on separate sheet(s) if necessary)

*I seek the application to be approved
sooner.*

4. I wish to be heard in support of my submission, or



I **do not** wish to be heard in support of my submission





5. If others make a similar submission I will consider presenting a joint case with them at any hearing, or



I do not wish to present a joint case



6. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by independent hearings commissioner who is not a member of the local authority.

Signed:

[Signature]

Date:

7/11/2022

(A signature is not required if you make your submission by electronic means)

E-Mail:

sales@semfashion.co.nz

Postal address for service of submitter: (If an organisation, include contact person)

221 Heretaunga St. West Hastings

Daytime Phone No:

0212332111

Fax No:

Notes:

1. You must serve a copy of your submission on the applicant (details in the application) as soon as reasonably practicable after you have served your submission on the Hastings District Council.
2. Note: As requested by the applicant pursuant to section 100A Resource Management Act 1991, this application will be heard and decided on by an independent hearings commissioners who is not a member of the local authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. Please note that your submission (or part of your submission) may be struck out if the consent authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):
 - it is frivolous or vexatious;
 - it discloses no reasonable or relevant case;
 - it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
 - it contains offensive language;
 - it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.
5. All submissions (including name and contact details) are published and made available to elected members and the public. Personal information will also be used for the administration of this resource consent.

