

**Publicly Notified Resource Consent Application RMA20220352 – Proposal for demolition of a heritage building and redevelopment of the site including medium density residential apartments, open space areas and a pedestrian laneway in 206 Queen Street West and 223 Heretaunga Street West.**

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The Hastings District Council (as consenting authority) has received an application for resource consent from **The Hastings District Council** for a resource consent to undertake the following:

- 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 mixed-use new three-storey building with medium density residential apartments (levels 1 and 2), and two commercial tenancies and private parking (18 spaces) 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 public parking spaces 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.

Note: The application is subject to a further information request which is running parallel to this notification process. On receipt of this information this will be made available to through the same means as the application.

**The land to which the application applies is as follows:**

206 and 218 Queen Street West and 223 Heretaunga Street West, Hastings, legally described as Lot 1 DP 13663 (Record of Title: HBF3/551) Lot 1 DP 5310, Lot 1 DP 22385 (Record of Title: HBP2/185), Lot 2 DP 22385 (Record of Title: 584846); Lot 3 DP 22385 (Record of Title: 1023932 – part cancelled); Lot 3 DP 16426 (No R/T local purpose reserve – service lane).

The subject site contains a Heritage Building (HB46) identified in Schedule 1 and is zoned Hastings Central Commercial zone and is located within the Central Character Precinct in the Hastings District Plan (Partially Operative with the Exception of Section 16.1 & Appendix 50). The proposal requires resource consent as a **Non-Complying Activity**. An indicative map of the location is identified below with the subject land identified in red.

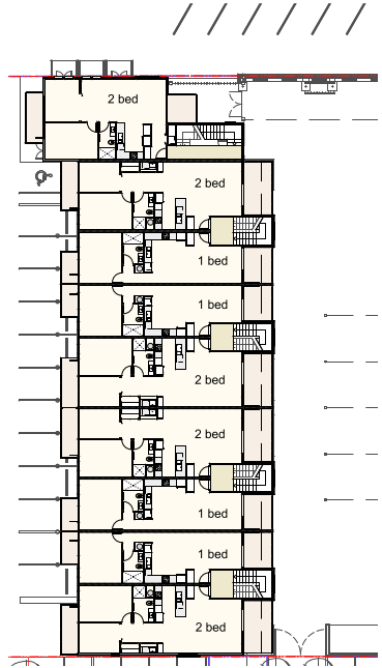
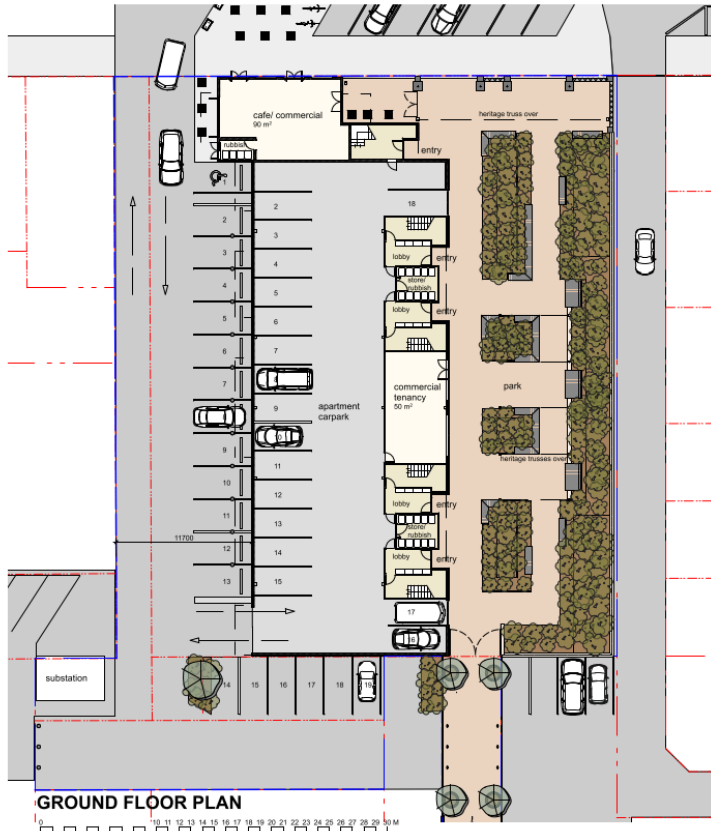


The application includes an Assessment of Environmental Effects, including specialist reports on Heritage; Soil Contamination; Parking; Servicing; Structural Appraisal; Project Chronology; Crime Prevention through Environmental Design and the History of the Site. A summary of the application is provided below:

#### **Summary Details of Works:**

- The demolition of the Hawke's Bay Farmers' Co-operative Association Limited Garage building entails removal of an old fuel tank and contaminated soil.
- The 18 one- and two-bedroom apartments occupying the first and second floors of the main building on the application site are generally arranged in groups of four with two openings at each level off an internal lobby / stair entry, with each apartment having a front and back external terrace / deck. On the ground floor there are 18 car parks and utility spaces for the storage of rubbish and recycled material for the apartments.
- Two commercial tenancies will be located at ground floor level within the main building - one larger tenancy fronting Queen Street West and the other smaller tenancy on the eastern side of the building, fronting onto the proposed public open space. The larger tenancy includes a utility area within the building for rubbish and recycling storage. The other tenancy will utilise the utility areas within the ground floor of the apartments.
- The main outer structure of the Hawke's Bay Farmers' Co-operative Association Limited Garage building is to be demolished, with the area immediately behind the retained original façade on Queen Street West to be developed into a new 740m<sup>2</sup> public park / greenspace, accessed from the pedestrian laneway to the south, directly from Queen Street West, and from the eastern side of the main building proposed on the application site.
- The existing building at 223 Heretaunga Street West will in the main be demolished, excepting the existing Art Deco façade, which will be repaired and repainted. The existing shop frontage to Heretaunga Street West will be removed and replaced with an open, 6 metre wide, public thoroughfare and point of entry to a proposed laneway that leads to the public park / greenspace. The existing verandah will be changed to a glazed canopy.
- An established right-of-way at the north-western side of the site, providing for two-way traffic from Queen Street West to the rear of the buildings fronting Heretaunga Street West, will be retained. This will provide access to / from the private apartment car parking and additional 19 car parks to be provided to the rear and north-west of the proposed main building; in addition to retaining the existing function of providing access to the rear of the Heretaunga Street West buildings.

Figures 1 to 4 below are extracted from the application documentation and are the proposed site / building layout; elevation plans and aerial view of the development.



**FIRST/ SECOND FLOOR**

200 Block West  
Redevelopment Project

HASTINGS DISTRICT COUNCIL

drawing: PA03  
scale: 1:250  
issued: 14/08/22

**citrus STUDIO**  
ARCHITECTURE



NE Queen St NE Elevation  
1:125



NW Carpark NW Elevation  
1:125

**ELEVATIONS**



drawing: PA06  
scale: 1:125  
issued: 14/08/22

200 Block West  
Redevelopment Project

HASTINGS DISTRICT COUNCIL

**citrus STUDIO**  
ARCHITECTURE



SW Service yard SW Elevation  
1:125

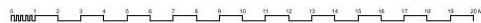


SE Park SE Elevation  
1:125

200 Block West  
Redevelopment Project

HASTINGS DISTRICT COUNCIL

ELEVATIONS



drawing PA07 work @ A3 issued 14/08/22

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ARCHITECTURE



SITE AXONOMETRIC VIEW

drawing PA11 work @ A3 issued 14/08/22

200 Block West  
Redevelopment Project

HASTINGS DISTRICT COUNCIL

**citrus** STUDIO  
ARCHITECTURE

Any person may make a submission by sending a written or electronic submission to the Hastings District Council, Private Bay 9002, Hastings 4156. The submission must be on or in the format of

'Form 13' of the Resource Management (Forms, Fees and Procedure) Regulations 2003. A link to the form can be found at [mychoicemyvoice.co.nz](http://mychoicemyvoice.co.nz) Submissions can be dropped off at Council, sent via post, or can be lodged electronically via [mychoicemyvoice.co.nz](http://mychoicemyvoice.co.nz)

**Submissions close at 5.00 pm, on Monday 7th November 2022.**

Please contact consultant planner Jacqui Manning (processing planner on behalf of the consent authority) on (027) 241 3968 or email [jacqui@rmgroup.co.nz](mailto:jacqui@rmgroup.co.nz) if you have any queries about the application or your participation in the processing of this application.

Note that a copy of the submission **must also be sent to the applicant** at the address for service stated below as soon as reasonably practicable.

**Address for Service:**

Hastings District Council, PO Box 9002, Hastings 4156, Attention Megan Gaffaney

**Hearing of the Application**

A hearing will be arranged within 75 working days of submissions closing. You will be notified of a hearing date, time and location at least 10 working days before the date of the hearing (if one is to be held).

The applicant has requested that Council use an independent Commissioner (Section 100A of the RMA) for the hearing.

Section 99 of the RMA allows for pre-hearing meetings to be held at the request of the Council, the applicant, or anyone who has made a submission on a consent. At these meetings all of the parties involved in the consent, and any other parties that the Council considers appropriate, meet to discuss the application. If a pre-hearing meeting is considered appropriate a Council Officer will contact you to obtain your approval for such a meeting. If there are no submitters wishing to be heard, and the Council does not consider it necessary that the application proceed to a hearing, a decision on the application will be issued by the Council within 20 working days of the close of submissions