



# HEARINGS COMMITTEE (RESOURCE CONSENT HEARING)

## Open Attachments (Under separate cover 1)

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Meeting Date: Monday 18 July 2022

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Time: 9.30am (Applicant: Kwok and Janine Cheng)

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Venue: Breakout Room 2  
Napier War Memorial Centre  
Marine Parade  
Napier

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## **Resource Consent Application for Land Use**

69 Hardinge Road, Ahuriri, Napier

Janine and Sing Gheng

21034AP1  
20 October 2021



## APPLICATION DETAILS

**Consent Authority:** Napier City Council

**The Applicant:** Janine and Sing Gheng

**Address for Service:** Stradegy Planning Limited  
PO Box 239, Napier 4140  
Attn: Rebecca Sutton

**Address for Invoice:** PO Box 8482  
Havelock North  
Hawkes Bay 4157  
Attn: Janine Gheng

### Site Details:

*Street Address:* .....69 Hardinge Road, Ahuriri, Napier  
*Legal Description:*..... Lot 4 Deeds Plan 317 RT HBB4/251  
*Area:* .....253m<sup>2</sup>  
*Zoning:* .....Hardinge Road Residential  
 .....Hardinge Road Character Area  
*Additional Limitations:*.....Port Noise Boundary

### Activity for which Consent is sought:

Land Use Consent is sought to demolish the existing residential dwelling on the site, and to construct a new, residential dwelling.

The application is to be assessed as a **Discretionary Activity** under the City of Napier District Plan.

**Prepared  
by:**

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Senior Planner

**Reviewed and  
Approved for  
Release by:**

Claire Price BRP (Hons) MNZPI  
Senior Planner

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## 1. INTRODUCTION

The applicant seeks resource consent to remove the existing dwelling on the site, which is listed as a Group 3A heritage item in the City of Napier District Plan; and undertake a new re-development of the site inclusive of site preparation works, construction of a two stored dwelling, swimming pool and associated outdoor living spaces.

The site is within the Hardinge Road Character Area, and this application investigates both the values of the existing building on the site, along with what the existing building contributes to the streetscape character. The application demonstrates that a new, re-development of the site is a more efficient and effective use of this residential site, while doing so in a way that respects the streetscape character provided within the locale, respects the neighbouring boundaries through window placement along with provision of on-site carparking and well-designed, functional outdoor spaces.

The following report has been prepared in accordance with Schedule 4 of the Resource Management Act (**the RMA**) and meets the requirements of Form 9. The level of detail provided is commensurate to the scale and significance of the effects that the activity may have on the environment.

## 2. SITE DESCRIPTION

The subject site is at 69 Hardinge Road and located within the 'Hardinge Road Residential' Zone. The site is regular in shape and dimension; comprising a modest total area of 253m<sup>2</sup>. The site currently is developed with a single level dwelling that occupies the front two-thirds of the property. A rear, lawned yard provides the outdoor living area for the site, as shown in **Figure 1** below.

**Figure 1:** Subject Site







































































































































































































































































































