

SECTION 9.0 COMMERCIAL ZONES

9.1 INTRODUCTION

The commercial or business centres of Hastings City, and Havelock North are places of employment, commerce, administration, retail, leisure, culture and entertainment. They provide the principal focal points of business activity in the District and create a sense of community and place. Some commercial activities are vehicle orientated and need to be located on busy traffic corridors, such as Karamu Road and Heretaunga Street West. These activities are important in promoting vibrant and convenient facilities on the approaches to the central area of Hastings City.

Commercial activities located in close proximity to residential areas, including Flaxmere and the Heretaunga Plains settlements of Clive, Te Awanga and Haumoana, are also important for convenience, to meet the day-to-day needs of residents for goods and services, and for social and economic benefits.

Five commercial zones are identified which recognise the different environments created by predominantly commercial-type activity. The zones enable activities to group together where the effects of those activities are similar and where the amenity and character of the environment is maintained or enhanced. These zones are the Central Commercial Zone, the Large Format Retail Zone, the Central Residential-Commercial Zone, the Commercial Service Zone and the Suburban Commercial Zone.

In addition to the zoning provisions for central Hastings, the District Plan identifies a heritage precinct, which overlays a distinct portion of the existing Central Commercial Zone. The heritage fabric, characteristics and values of this Central Character Precinct originate from both physical objects within the built environment and development patterns (eg. streetscape and subdivision patterns).

The purpose of this precinct is to protect the character and values of the area, through requiring that developments be considered within the context of the surrounding environment. The rules control activities that may have an adverse effect on the identified streetscape and heritage values of the precinct, including new buildings, demolition, alterations and additions to buildings.

The commercial zones involve substantial structural, infrastructural and land resources and the Plan seeks to ensure that these resources are used efficiently. To this extent, the provisions of the District Plan are designed to delineate development patterns but not to unduly hinder development and investment.

The nature of retailing activities has changed significantly over recent years. As a result of these changes, Council initiated and later adopted the Commercial Zone Review and Large Format Retail Strategy 2003-2023, which establishes a direction for the future commercial growth of the District.

Hastings City is one of two key cities in Hawke's Bay. Both Hastings and Napier cities through their respective commercial strategies, have adopted a consistent approach to large format retail developments by promoting the establishment of large format retail activities in close proximity to their central commercial areas. This is to ensure that large format retail developments make a positive contribution and are complementary to their central commercial areas, reinforcing the role that these traditional centres play in providing vibrant community focal points for the region.

The commercial strategy is supported by a number of alternative methods which will ensure that commercial type development within the District is conveniently located, and that the special character values of the core Central Business District are maintained and enhanced.

In more recent times, subsequent to this District Plan became operative, Council is moving towards a place based planning approach, rather than a purely effects based one for the districts different

communities. Place based planning is about taking a more comprehensive approach to planning and to building our communities, thereby making our local communities better places to live, work and play. On this basis, Havelock North Village Centre is now has a Commercial Section 9A Havelock North Village Centre Zone.

9.2 RESOURCE MANAGEMENT ISSUES

- ***The threat to the character and amenity of the existing commercial areas created by activities which do not have the same or similar environmental effects.***

Over the years four distinct commercial areas have developed (in design and/or scale) their own character and amenity values. There is a need to ensure that activities locating in each of these areas do not compromise these character and amenity values. To these zones the Large Format Retail Zone has been added, which caters for the changing dynamics of retailing. These activities must maintain a level of amenity that is commensurate with adjoining zones and provide physical and visual linkages with the commercial core. The character and amenity of the four commercial areas can be defined as follows:

Central Commercial Zone

- Intensive retailing
- Continuous veranda frontage
- Continuous retail frontage, including window displays
- Communal provision of parking
- High pedestrian activity
- Multi storey
- Continuity of building scale, proportions and style
- Presence of heritage character
- High level of visual amenity in terms of street works and building facades

Central Residential-Commercial Zone

- High component of residential activity
- Significant component of professional and administrative offices within dwellings
- Presence of landscaping

Commercial Service Zone

- Located on generally larger lots
- On-site carparking provided
- Adjacent to busy traffic corridors

Suburban Commercial Zone

- Retail and small business activity serving suburban residential communities
- Single or double storey buildings
- Generally moderate and consistent traffic generators
- Some residential dwellings in association with commercial activities

Large Format Retail Zone

- Located on large lots
- Large on-site parking areas
- Adjacent to busy traffic corridors
- Linkages with the central commercial area encouraged and provided

- ***The maintenance of compact commercial areas.***
- ***The dispersal of commercial activities outside the commercial centres has the potential to threaten their role as focal points for the community.***

The Hastings and Havelock North commercial centres provide a focal point for business, entertainment, and cultural activities. Significant and uncoordinated expansion of business activity outside these centres could threaten this role as a community focal point.

The compact form of these commercial centres and the lack of dispersed commercial and large format retailing activities on the periphery of the District's and region's traditional commercial areas have assisted in maintaining the role that these centres play as community focal points. This has been complemented by the encouragement of infill residential development, which has assisted in maintaining the compact and convenient form of these centres. The potential establishment of commercial and large format retailing activities outside the District and region's existing commercial centres is likely to threaten the role that these centres play in creating and providing a sense of community and place.

- ***The need to make efficient use of existing physical resources and infrastructure within the commercial centres.***

There has been large public investment in the infrastructure of the centres of Hastings and Havelock North such as carparking, public open space and urban design elements. In addition there has been substantial private investment in buildings, parking areas and servicing facilities. Council will need to have regard to the efficient and effective use of these resources when considering the extent and location of commercial development.

- ***Commercial development along busy traffic corridors can adversely affect the safety and efficiency of those routes.***

Some commercial activities, including large stand-alone retail complexes want to locate on busy traffic corridors because of the visibility and accessibility they offer. Such activities individually or cumulatively can adversely affect traffic safety or the efficiency and effectiveness on those roads for their primary function. The Plan will need to address this location demand while avoiding or mitigating those adverse effects.

- ***Residential zones adjoining commercial zones may be adversely affected by commercial activities and by their expansion.***

Commercial activities can have adverse effects on the amenities of adjoining residential activities. For example, activities associated with the sale of liquor for consumption on the premises, can create adverse effects on adjoining residential activities, such as noise from large gatherings of people, traffic arriving and departing, or noise from music. Other adverse effects of commercial activities may also include glare from lighting and visual impacts.

The rate of expansion of Suburban Commercial and Commercial Service Zones needs to be managed to mitigate the extent of potential adverse effects on residential zones, while meeting residents needs for convenient shopping and providing a community focal point.

- ***Residential activities located within the Central Commercial Zone may be exposed to higher levels of noise.***

There is a growing attraction toward residential accommodation in the major commercial centres. This contributes to the character and amenity of these areas. However, the levels of noise created by activities in the commercial zones is generally higher than would normally be experienced in a residential zone. People living in a commercial zone can therefore expect to be exposed to higher levels of noise than if they were living in a residential zone.

- ***The impact of alterations to existing buildings and new building development on the special character and heritage values of the Hastings Central Character Precinct.***

There is an identified character in the Hastings City commercial core, which could be adversely affected by alterations to buildings and new building development. The process

associated with the development of new and the alteration of existing buildings needs to be managed to maintain and enhance the special character and amenity of the core Central Business District area.

- ***The changing dynamics of retailing which are resulting in larger retail developments may impact on the general amenity of the surrounding area, and the sustainability of the existing commercial core.***

The large format retail stores associated with retailing changes can have a significant effect on the amenity of the surrounding area. This is especially so when the sites front onto a main arterial route. The design of the new large format development must be considered against the environments into which they are being introduced. Identification of developing synergies within the existing commercial area must be part of this consideration and the orientation of the developments and the access and carparking are important considerations in this regard.

9.3 OBJECTIVES

CENTRAL COMMERCIAL ZONE

- CZ01 *To manage the adverse effects of the concentration of different commercial activities within the Zone.*
- CZ02 *To provide for functional, vibrant, attractive and convenient commercial areas in the centres of Hastings City, so that it will be desirable places for commercial activities to locate and for people to visit.*
- CZ03 *To maximise pedestrian comfort and safety and provide convenient access and parking.*
- CZ04 *To encourage more people to live within the centre of Hastings City, to provide diversity of use, to utilise existing infrastructure, and to enhance security.*
- CZ05 *To promote the aesthetic development of the centre of Hastings City to enhance 'sense of place'.*
- CZ06 *To maintain and enhance the heritage fabric and built character in the Central Character Precinct, so that development reflects:*
 - (a) *The character of the existing buildings;*
 - (b) *The streetscape of the area; and*
 - (c) *The form and function of the locality.*

CENTRAL RESIDENTIAL COMMERCIAL ZONE

- CZ07 *Ensure residential amenity within the Central Residential Commercial Zone is not significantly compromised by new commercial development.*

COMMERCIAL SERVICE ZONE

- CZ08 *To facilitate an environment where commercial service activities are highly visible, accessible and are located along main traffic corridors and within selected areas around the Central Commercial Zone of Hastings City, at Stortford Lodge in Hastings, and on land adjoining the Flaxmere Centre.*
- CZ09 *To ensure that potential adverse effects of commercial service activities on residential amenities, vehicular safety and convenience, and the visual amenities of the main approaches to Hastings City, are avoided, remedied or mitigated.*

SUBURBAN COMMERCIAL ZONE

- CZO10 *To provide for commercial activities in the suburbs of Hastings City, Havelock North and Flaxmere, in the urban areas of Whakatu, Clive, Te Awanga, Haumoana, Bridge Pa, and in the rural settlements of Puketapu and Fernhill, which are conveniently located to service the immediate population, or travellers visiting the area and are complementary and compatible with adjacent or adjoining residential activities.*

LARGE FORMAT RETAIL ZONE

- CZO11 *To provide for large format retail developments within a defined area to the northeast and northwest of central Hastings where their effects can be managed.*
- CZO12 *To ensure that the amenity values of the zone and surrounding areas are not adversely affected by the scale and design of large format retail developments.*
- CZO13 *To ensure development within the Large Format Retail Zone maintains visual linkages to the adjacent Central Commercial Zone.*
- CZO14 *To ensure that development is sympathetic to the character of the built environment within the Central Commercial Zone.*
- CZO15 *To provide for large format retail development for the benefit of Hastings and the wider region.*
- CZO16 *To continue to provide for commercial service and industrial activities within the Large Format Retail Zone, thereby maximising the efficient use of the land within this zone.*
- CZO17 *To ensure that large format retailing, commercial service and commercial activities are capable of co-existing with light industrial activities while maintaining acceptable amenity levels.*
- CZO18 *To ensure that a high level of amenity is achieved within the Mega Centre Concept Plan Area (Appendix 9.0-6).*
- CZO19 *To enable the efficient, convenient and safe access for people and goods to and within the Mega Centre Concept Plan Area (Appendix 9.0-6).*

9.4 POLICIES**CENTRAL COMMERCIAL ZONE**

- CZP1 **Maintain and enhance the character and amenity of the Central Commercial Zones of Hastings as community focal points for retail, commercial, administrative, community and entertainment activities in the District by encouraging groups of compatible activities to locate there and avoiding or mitigating the adverse effects of incompatible activities.**

Explanation

Hastings play an important role in providing a community focal point for retail, commercial, administrative, community and entertainment facilities to meet the needs of residents in the District. It is important that this character and amenity be maintained and enhanced. Accordingly, the Plan encourages a wide range of compatible activities to locate in the Zone yet controls the adverse effects of activities which might detract from it.

- CZP2 **Accommodate the location of new commercial activities in the Central Commercial Zone of Hastings City.**

Explanation

Hastings City is the main area for shopping and office activity in the District. This policy recognises the need to accommodate new commercial activities in the central area and to strengthen its role as the principal commercial centre of the District.

•CZP3 Encourage the location of compatible commercial activities in defined sectors of the Hastings Central Commercial Zone.

Explanation

There are logistical advantages in firms being located near related businesses in an area with its own character and amenity. Council will promote the development of five defined sectors and encourage groupings of compatible businesses to locate within them and match its investment in parking, roading and infrastructure to the needs of commercial activities of a particular area. The five sectors, identified in Appendix 9.0-1(A) are as follows:

Central Retail Core

Catering primarily for pedestrian orientated retail shops and related commercial uses.

Stand-alone Retail Sector

Located to the north of the Central Retail Core, catering for large retail and commercial firms requiring easy accessibility, large areas of land, and ample off-street carparking. In order to provide for these activities the Council will consider:

- The closure and sale of streets in the sector
- The sale of any land in Council ownership to facilitate land aggregation for large developments.

Mixed Commercial Office and Retail Sector

Catering for both pedestrians and vehicle borne clientele, at both ends of the Central Retail Core.

Professional and Administrative Office Sector

Located to the south west of the Central Retail Core, based on existing high quality office development.

Civic Governmental and Cultural Sector

Located to the south east of the Central Retail Core.

•CZP4 Ensure that commercial activities are managed to avoid or minimise adverse effects in the Central Commercial Zone, or to residential activities in nearby residential zones.

Explanation

The effects generated by a wide range of activities concentrated in the Central Commercial Zone such as visual impact, pressure on existing services and infrastructure, noise, glare and traffic can have adverse effects, both within the Central Commercial Zone, or on the areas beyond their boundaries. The District Plan seeks to manage these effects through the use of Performance Standards and Terms. Other methods used include ensuring that there are adequate services and infrastructure in place to cope with demand from commercial activities within the Zone and by the Council carrying out works, such as landscaping, to enhance the environment.

•CZP5 Protect pedestrians from adverse climatic elements and make the Central Commercial Zone more attractive and pleasant to work in and visit.

Explanation

Continuous pedestrian shelter or veranda coverage shall be required on every building in the Designated Retail Frontage Area of the Hastings Central Commercial Zone and on every building, other than service stations, which fronts a street in the Central Commercial Zone in Havelock North.

- CZP6 An open and sunny aspect for streets within the centres of Hastings City will be promoted.**

Explanation

Performance Standards, which control the height of buildings in relation to boundaries, are provided to ensure that adequate sunlight is admitted to streets within the central areas of Hastings City and Havelock North.

- CZP7 Create a pleasant and attractive environment for people visiting or working in the Central Commercial Zones, or living close to them.**

Explanation

Landscaping of pedestrian areas and other improvement works will be carried out by the Council, within the Central Commercial Zone, to provide an environment which is both pleasant and attractive for people working and visiting there, as well as for those living close to, or in, the Zone.

- CZP8 Create an inviting retail area by requiring continuity of retail frontage within the Designated Retail Frontage Area of Hastings City.**

Explanation

A compact shopping core will be achieved by requiring continuity of retail frontage, and providing full or part exemptions from on-site parking, access and loading requirements for businesses located in the Designated Retail Frontage Area of Hastings. Refer Appendices 9.0-1(B) and 9.0-1(C). In the Designated Retail Frontage Area residential accommodation at ground floor level needs to be controlled to ensure that the retail frontage appearance is retained.

- CZP9 Maintain or enhance individual characteristics of each Central Commercial Zone.**

Explanation

Over the years, variations in the way each Central Commercial Zone in Hastings has developed (e.g. in design or scale) has resulted in each having its own, unique character and amenity values. It is recognised that there is a need to ensure that the character and amenity of each area is maintained or enhanced. Some variations in the standards for each area are therefore incorporated into the rules for the zones.

- CZP10 Maximise convenience for motorists and pedestrians within the Central Commercial Zone by ensuring there is an adequate mix of parking.**

Explanation

Safety and convenience for motorists and pedestrians will be achieved by ensuring that there is an adequate mix of short-term on-street shopper parking within and around the core of the Central Commercial Zone, as well as long-term off-street shopper parking areas around the periphery of the core. This is important to meet the different needs of people visiting or shopping in the Zone. Parking needs will vary depending on where visitors or shoppers have to go in the area and how long they wish to be there. Car parks

around the periphery of the Hastings Central Commercial Zone core are also important to enable shoppers and visitors to leave their cars there and travel by foot to the shops. This reduces the number of cars entering the central area and makes it a safer place for pedestrians (see Section 14.1 'Traffic Sightlines, Parking, Access and Loading' of the District Plan).

- **CZP11 Require private developments in Hastings, located on sites outside the Central Retail Core and beyond Heretaunga Street, in the Mixed Commercial Office and Retail Sectors, to provide parking areas which are convenient and safe for their customers and which ensure that traffic movement on adjacent roads is not adversely affected.**

Explanation

The Central Retail Core of the Central Commercial Zone benefits from its highly pedestrian environment, allowing the public easy access to a range of retail services. In the remaining sectors of the zone, on-site parking is desirable to accommodate longer single site visits usually associated with administrative and office functions. The provision of on-site parking will be required in these areas.

- **CZP12 Provide for the safety of pedestrians, by providing pedestrian areas within the Central Commercial Zone.**

Explanation

Over recent years much work has been undertaken by Council within Hastings City to manage traffic movement through its centre and to make the area safer for pedestrians. This has included the provision of pedestrian malls in Heretaunga Street, as well as improvements to the roading network surrounding the City, along St Aubyn Street, Hastings Street, Southampton Street and Nelson Street. These have been successful in taking traffic movement away from the centre of Hastings. This policy recognises the need to continue to provide safe pedestrian areas within the zone.

- **CZP13 Maintain and enhance the special character of the central commercial area by requiring design assessment for new buildings and for the alteration of existing buildings within the Central Character Precinct.**

Explanation

There is an area of the Central Commercial zone, which has an identified character based upon the existing building scale, style of development, heritage fabric and values. This building environment gives the central business area a uniqueness that should be maintained and enhanced for the sustainability of the central retailing area. This will ensure that the traditional commercial core of the City will provide a shopping environment that is complimentary to the evolving trends in retail development. One of the most important features is the relationship of the buildings to each other. In order to maintain this relationship individual assessment of the design for new buildings and alterations to existing ones is required.

CENTRAL RESIDENTIAL COMMERCIAL ZONE

- **CZP14 Enable a wide range of commercial activities to establish in the Central Residential-Commercial Zone, provided any significant adverse effects on the environment can be avoided, remedied or mitigated.**

Explanation

A wide range of commercial activities will be allowed to establish in this zone. The adverse effects of these activities however, will be mitigated to ensure that the existing amenity of the area is maintained. For instance:

- the scale and bulk of buildings should be consistent with the overall scale and bulk of existing building development in the zone.
- sufficient provision should be made for landscaping, carparking and movement around the buildings on-site.
- buildings should not dominate the road or the footpath, nor should they unduly shade these areas.
- lighting should be contained within the site and any light spill should be directed away from residential activities or mitigated through the provision of fencing or screening.

- CZP15 Allow residential activities to establish in the Central Residential-Commercial Zone, while ensuring a minimum level of residential amenity is achieved.**

Explanation

In addition to commercial activities, new residential activities will also be allowed to establish in the zone. This will provide for higher density residential accommodation which is a convenient distance from the main centre of civic, cultural entertainment, retail and commercial activities in the District. The Performance Standards for residential activities allow them to establish to a similar scale and intensity to commercial activities in the zone.

- CZP16 Minimise the effects of commercial activities and new residential activities on existing residential activities by avoiding excessive building scale, overshadowing, building bulk and invasion of neighbourhood privacy.**

Explanation

The visual amenities of residential activities, existing prior to the date at which this District Plan became operative, will be maintained. This will be achieved by controlling the height of commercial and new residential buildings in relation to their distance from boundaries which adjoin existing residential activities. This will ensure that the sunlight and outlook of the existing residential activities will be maintained. New residential activities and commercial activities will also be required to provide screening along any of their boundaries which adjoin existing residential activities, including the screening of any carparks.

COMMERCIAL SERVICE ZONE

- CZP17 The Commercial Service Zone should be located along main traffic highways and be of low intensity and high amenity, defining the approach to the Central Commercial Zone.**

Explanation

This recognises the Council's desire to accommodate commercial service activities to areas along Heretaunga Street West and Karamu Road North, which represent the two main approaches to the Central Commercial Zone of Hastings. The rezoning of other main traffic routes will be undertaken once the present commercial service areas along Heretaunga Street West and Karamu Road North are at, or near, capacity. If further commercial service zoned land is required in the future the rezoning of land along Heretaunga Street East will be considered.

- CZP18 The visual amenities of adjoining residential activities shall be protected and residences shall be free from unreasonable and excessive noise and glare.**

Explanation

This recognises adverse effects that may be generated by commercial service activities located in close proximity to residential activities. Performance Standards are included to control the height of buildings adjoining residential boundaries, to control noise, and there are requirements for the screening of commercial service activities from residential activities. Such controls are imposed in an effort to protect the commercial/residential interface by ensuring that buildings are not dominant or overshadowing and that noise levels are consistent with a low noise environment.

SUBURBAN COMMERCIAL ZONE

- **CZP19 Ensure that commercial and non-commercial activities are in keeping with the character and amenity values of the residential areas where they are located.**

Explanation

Performance Standards are included in the Suburban Commercial Zone to control the design and scale of commercial and non-commercial activities, including residential activities, to ensure that they are compatible with the character and amenity values of the residential areas where they are located (the character of each of the District's residential areas is defined under Section 8.1.1 – 8.1.10 of the Residential Zone). Standards include controls on maximum gross floor area, height limits on buildings, noise level limits, minimum numbers of carparking spaces, density of residential activities, and the landscaping of carparking areas, which adjoin street frontages. Such Standards will ensure that commercial activities are restricted to a bulk and scale compatible with the current residential development, that the existing low noise levels are maintained, that adequate on-site carparking is provided so that that residential streets are not clogged with excess traffic and the visual impact of hard standing areas are mitigated by the provision of screening and landscaping.

Where commercial activities have ceased on a site it is important that residential activities of the same character and scale as the adjoining residential zone may establish.

- **CZP20 Ensure that commercial activities in the Suburban Commercial Zone have sufficient on-site parking available to meet the needs of people visiting the activities and to avoid or mitigate any adverse effects of the activities on adjacent land use activities and on the safety and efficiency of roading in the area.**

Explanation

Standards are included in the District Plan for the number of carparking spaces, and their design and construction, to ensure that adverse effects on adjacent residential land use activities are avoided or mitigated and the safety and efficiency of the roading network is maintained. The number of carparking spaces to be provided for each commercial activity will be relative to its gross floor area.

- **CZP21 Accommodate the integration of different types of commercial activities in the Suburban Commercial Zones of Whakatu, Clive, Te Awanga, Haumoana, Bridge Pa, Puketapu and Fernhill to allow these areas to function as service areas for the settlements.**

Explanation

It is recognised that there will be an integrated mix of commercial activities from small scale retail (i.e. shops) next to larger scale service (i.e. trade depots) in some localities. This is because of their relative isolation from the main commercial centres of Hastings City and Havelock North and their need to function more as service centres. The District Plan recognises that this integrated mix of commercial activity leads to a unique

commercial amenity pattern that is different from the suburban areas of Hastings City, Flaxmere and Havelock North.

LARGE FORMAT RETAIL ZONE

- **CZP22 To enable large format retail activities to establish adjacent to the Central Commercial Zone in the Large Format Retail Zone provided the adverse effects of those activities are avoided, remedied or mitigated.**

Explanation

This will ensure that the effects from large format retail development can be mitigated and that successful linkages can be established with the Central Commercial Zone. Activities that are likely to generate large numbers of customers should be sited close to the City Centre on sites with good pedestrian and vehicular access to the Central Commercial Zone to ensure the continued vibrancy and vitality of this area.

For these reasons Council will promote the development of two additional defined commercial sectors, as part of Appendix 9.0-1(A):

Mega Centre Retail Sector

This sector is located to the north of the stand-alone sector and promotes the establishment of a comprehensive district large format retail centre. This sector caters for large format retailing and commercial service activities, requiring easy accessibility, a large area of land and a large central common carparking area in order to encourage the grouping of activities of like scale and character. In order to provide for these activities Council will consider:

- The closure and sale of streets in the sector.
- The sale of any land in Council ownership to facilitate land aggregation for large developments.

Large Format Retail Sector

This sector is located to the north of the stand-alone sector, catering for large format retailing and commercial service activities, requiring easy accessibility, large areas of land and ample off street parking. In order to provide for these activities Council will consider:

- The closure and sale of streets in the sector.
- The sale of any land in Council ownership to facilitate land aggregation for large developments.

As a result, two specific areas have been identified as appropriate for large format retail developments:

Land bounded by St Aubyn Street West, Caroline Road, Alexandra Crescent and Karamu Road North; and

Land bounded by Alexandra Street, Warren Street North, Victoria Street, Hastings Street North and St Aubyn Street.

- **CZP23 Maintain and enhance the amenity of the zone and its visual linkages with adjoining zones by controlling bulk, location, external design and landscaping of large format retail developments.**

Explanation

Large format retail developments can detract visually from the context of the environment into which they are being introduced. The amenity of the area is an important consideration in managing the environmental effects of these types of developments. Important arterial routes which feed into the central city are a feature of the zone and the impact of the building design, orientation and landscaping on these public streetscapes needs to be considered. These aspects will be considered by means of design assessment through the resource consent process.

- **CZP24 Provide strong physical linkages between the Large Format Retail Zone and the commercial centre of the City, by controlling the orientation and design of the developments, the landscaping and streetscape elements.**

Explanation

It is important to maintain strong physical linkages between the Large Format Retail Zone and the commercial centre of the City. This will be achieved by ensuring that the orientation of the buildings and carparking creates such a linkage through appropriate infrastructure and streetscape elements being in place.

- **CZP25 To ensure development in the Large Format Retail Zone does not affect the ongoing viability and function of the Hastings Central Commercial Zone.**

Explanation

The location of the Large Format Retail Zone adjacent to the existing Central Commercial Zone and the linkages that this provides is important to the continuing vitality of the Central Retail Core in particular. Similarly, controls on the minimum building scale within the Large Format Retail Zone is also important to the continued viability of the Central Retail Core, by avoiding duplication of activities that currently add to the vibrancy and vitality of this area.

- **CZP26 To enable industrial and commercial service activities to continue or to establish within the Large Format Retail Zone provided any significant adverse effects of those activities on the environment are avoided, remedied or mitigated.**

Explanation

A range of activities will be allowed to establish within this zone. However, the adverse effects associated with these activities will be mitigated to ensure that the amenity of this zone is maintained. The District Plan seeks to manage these effects through the use of Performance Standards and Terms.

9.5 METHODS

These Objectives and Policies will be implemented through the following Methods.

- **District Plan**

Commercial Zones: The District Plan incorporates four commercial zones, to reflect the broad differentiation of commercial activity in the District.

Central Commercial Zone: The Central Commercial Zone provides significant flexibility for a wide range of retail, office and residential activities to establish and operate in the centres of Hastings.

In addition to the zoning provisions for central Hastings, the District Plan identifies a single heritage precinct (refer to Appendix 9.0-5 for a map of the Central Character

Precinct boundary), which overlays part of the Central Commercial Zone. This overlay identifies an area of the commercial core, which has a distinct built character in terms of heritage and streetscape values, due to the unique development styles and patterns within the area and on route ways through the city. The plan requires individual assessment of any building development or re-development to maintain and enhance the heritage fabric and streetscape values of the Precinct.

Central Residential-Commercial Zone: The Central Residential-Commercial Zone includes rules and Performance Standards to mitigate the effects of commercial activities on adjoining residential activities, while allowing to the maximum extent, new commercial activities.

Commercial Service Zone: This includes rules and Performance Standards to control the effects of commercial activities on the roading network and on adjoining residential properties.

Suburban Commercial Zone: This includes rules and Performance Standards to control the effects of activities on adjoining residentially zoned sites.

Large Format Retail Zone: This includes rules and performance standards to mitigate the effects of large format retailing activities, and in the case of the Large Format Retail Zone Commercial Service and Industrial Activities, on adjoining activities, the city's roading network and streetscape. In addition to the rules and performance standards to achieve the integrated development of the Mega Centre Concept Plan Area, development will need to comply with the 'Development Concept Plan'. The Development Concept Plan controls landscaping, parking and internal traffic flows and the position of buildings, so that buildings are orientated back towards central Hastings to help encourage the necessary pedestrian and vehicular linkages. The Plan also requires an individual assessment of any buildings associated with large format retail development, to ensure that buildings within these zones are complementary to the surrounding environment and streetscape.

The Mega Centre Concept Plan Area is applied to land identified for future large format retail expansion but is deferred from development until satisfactory arrangements have been made to replace the recreational resources which currently exist on Nelson Park. This deferred area will provide a resource for future developments that can be fully utilised for large format retail and commercial purposes. Until such time as the criteria identified in Section 9.7.6 have been met, the provisions of the zoning operative prior to Plan Change 21 being notified will continue to apply. Once the criteria specified in Section 9.7.6.1 have been met, the Mega Centre Zone shall become operative without further formality.

Transportation (Section 2.5): This section establishes the District's Roding Hierarchy. The location of certain Commercial activities will be limited to certain routes in the hierarchy.

Heritage Items and Trees RMU (Section 12.5): These identify significant heritage buildings or heritage areas within the Central Commercial Zone and provide protection for these depending on their individual significance, or because of their contribution to the overall heritage of the area.

Advertising and Signs DWA (Section 13.7): This section establishes objectives, policies and rules governing the use, size and type of advertising and signage in all zones in the District. Specific rules and standards apply to advertising within the Central Commercial Zone, and on Heritage Buildings and within the Hastings Historic Area.

Traffic Sightlines, Parking, Access and Loading DWA (Section 14.1): These ensure the provision of carparking for different activities. Parts of the Central Commercial Zone in Hastings and Havelock North are exempt from providing carparking, as Council

contributes directly through the provision of dedicated public carparking to support the principal retail areas.

Noise DWA (Section 14.2): This Section establishes noise limits within the Commercial Zones, and at the interface of commercially zoned land and other zones. In addition residential activities within a commercial zone are required to meet particular standards to protect their own aural environment.

- **Parking Management Strategy**

This establishes an integrated regime for the management of the public carparking resource, particularly in the Central Commercial Zone. The strategy endeavours to provide a mix of long and short term parking, conveniently located within the Zone. In addition, charging and enforcement regimes are designed to ensure the availability and turnover of parking spaces, in a manner that matches demand for the resource.

- **Facade Enhancement**

The Council provides, subject to funding through the Hastings District Annual Plan, support for the refurbishment of facades in the Central Commercial Zone. The fund is directed towards the improvement and revitalisation of Spanish Mission and other significant architecture which is characteristic of central Hastings.

- **Assistance to Investors**

The Council recognises that changes toward larger land holdings in the Central Commercial Zone is a significant element in revitalising sections of the Zone. Council will assist developers and entrepreneurs towards the redevelopment of areas, by facilitating land purchase and through the closure of roads, particularly where this supports the Council's adopted sector policy.

- **Working with Commercial Sector Groups such as the 'Mainstreets' Committee**

The Council will liaise with commercial sector groups in developing the central commercial areas of Hastings and Havelock North. For example the Council has worked with the Mainstreets Committee to ensure that the Central Business District of Hastings is a vibrant retail, commercial and community area. It is intended that the infrastructure of the central commercial areas and the regulatory mechanisms of the District Plan play a supportive role in supporting business sector initiatives.

- **Planning and Design Studies**

Planning and Design Studies play an important part in enhancing the urban environment. For instance the Design Study carried out by Council in 1988 led to the establishment of the present malls, design themes and roading and parking systems for the Hastings Central Area. The content and scope of this study will be comprehensively reviewed during the life of the District Plan.

- **Hastings Security Patrol**

The Hastings District Council will, subject to funding through its Annual Plan, continue to provide security patrols in the Hastings Central Commercial Zone and Commercial Service Zone. This will operate in co-operation with the NZ Police, to improve the safety and attractiveness of commercial areas particularly during evening hours.

- **Hastings District Annual Plan**

Allocation of funds for Council-initiated works for the provision of public parking, infrastructure, roading and traffic management systems, and the landscaping of streets.

- **Aesthetic Design Panel**

A design panel of specialists appointed by the Council may consider and comment on developments within the Central Character Precinct to assess the impact of developments on this area. The design panel will work with a number of set criteria, and assess each development within the context of its environment. The Design Panels comments will be considered as part of the assessment of any resource consent application.

The design panel will also assist Council in assessing developments within the Large Format Retail Zone.

- **Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide (Best Practice Design Guide)**

This document promotes innovative and sustainable land development, subdivision and infrastructure solutions which aim to create high quality urban environments. The guide incorporates examples and pictorial layouts from best practice within New Zealand and encourages landowners and developers to explore designs that will deliver improved living environments for our community. Guidance within this document will help landowners and developers meet the Objectives Policies and Rules of the District Plan.

- **Hastings District Council's Engineering Code of Practice**

The Engineering Code of Practice establishes guidelines for the design and construction of transport and service infrastructure which can be used as a means of compliance with the Objectives, Policies and Rules of the District Plan

9.6 ANTICIPATED OUTCOMES

It is anticipated that the following specific environmental outcomes will be achieved:

CENTRAL COMMERCIAL ZONE

- Reinforcing Hastings City as the principal location for commercial growth in the District.
- Continued development of a 'sense of place' in both the centres of Hastings and Havelock North.
- Retaining the unique amenity differences between Hastings and Havelock North.
- Effective interaction between commercial activities.
- Efficient use of existing buildings, resources and infrastructure.
- Urban centres that are attractive, convenient and desirable places for commercial activities to locate and for people to visit and to live.
- Diversity of uses.
- Protection of adjoining residential activities.
- Maintaining the special character of the core Central Business District area, in particular the distinctive relationship between buildings in terms of scale and design.

CENTRAL RESIDENTIAL COMMERCIAL ZONE

- Establishment of a mix of residential and commercial activities in the area which do not adversely affect each other.
- Ability for higher density residential activities to establish in the zone than is provided for in the residential zones.
- Protection of visual amenity values of residential developments existing in the area prior to the District Plan becoming operative.

COMMERCIAL SERVICE ZONE

- Commercial Service activities which are conveniently located and easy to access.
- The maintenance of the safety and efficiency of the roading network along Heretaunga Street West and Karamu Road North.
- Maintenance of the amenity values of adjoining, existing residential developments.

SUBURBAN COMMERCIAL ZONE

- Protection of amenity values and the character of adjoining residential developments.
- Provision of conveniently located activities serving the day to day shopping needs of local suburban communities.

LARGE FORMAT RETAIL ZONE

- Assist in reinforcing the Hastings City Commercial Areas as the principal location for commercial growth in the District.
- Provision for large format retail development only in the Hastings City Commercial Area to meet the Hastings regional catchment's shopping needs.
- Maintaining and enhancing the amenity of gateway routes into the Hastings commercial centre.
- Creation of strong physical and visual linkages between the Large Format Retail Zone and Central Business District.
- Building development that is complementary to the special character of the Central Business District.
- Protection of amenity values of adjoining residential areas.
- Carparking and access which provides good linkages to the Central Business District while maintaining the safety and efficiency of the road network.

9.7 RULES

The activity status and Performance Standard requirements provided for in the Rules of this Zone may be modified by the specific provision of individual Resource Management Units (RMUs). It will be necessary to check first whether the activity is located within a RMU. Any activity must first comply with the RMU provisions, before applying the following rules.

9.7.1 CENTRAL COMMERCIAL ZONE

9.7.1.1 PERMITTED ACTIVITIES

The following activities shall be permitted, provided that they comply with the General Performance Standards and Terms in Section 9.8 and the relevant Specific Performance Standards and Terms in Section 9.9.

- COMMERCIAL ACTIVITIES
- RESIDENTIAL ACTIVITIES EXCEPT AT GROUND FLOOR LEVEL ON SITES WITH DESIGNATED RETAIL FRONTAGE (APPENDIX 9.0-1(B))
- ACTIVITIES ANCILLARY TO ANY PERMITTED ACTIVITY WHICH COMPLY WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.
- EXTERNAL REPAIR AND GENERAL MAINTENANCE OF BUILDINGS WITHIN THE IDENTIFIED CENTRAL CHARACTER PRECINCT (APPENDIX 9.0-5).
- INTERNAL ALTERATIONS OF BUILDINGS WITHIN THE IDENTIFIED CENTRAL CHARACTER PRECINCT (APPENDIX 9.0-5).

9.7.1.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcomes of the General or Specific Performance Standard(s) and Terms which it fails to meet and the ability of the activity to meet the remaining General or relevant Specific Performance Standards and Terms in Sections 9.8 and 9.9 and any relevant Assessment Criteria in Section 9.10. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTIONS 9.8 AND 9.9.
 - RESIDENTIAL ACCOMMODATION AT GROUND FLOOR LEVEL ON SITES WITH DESIGNATED RETAIL FRONTAGE (APPENDIX 9.0-1(B)).
 - THE EXTERNAL ALTERATION OF BUILDINGS (INCLUDING RELOCATION AND DEMOLITION) AND THE CONSTRUCTION OF NEW BUILDINGS WITHIN THE IDENTIFIED CENTRAL CHARACTER PRECINCT (APPENDIX 9.0-5).
 - RELOCATED BUILDINGS WITHIN THE CENTRAL CHARACTER PRECINCT (APPENDIX 9.0-5)
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.
- (c) Applications for external alterations and additions to existing buildings and the construction of new buildings within the Central Character Precinct will be considered without the need to

obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification.

Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10 that Council has restricted its discretion over. Council will, in addition to those existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria – Restricted Discretionary Activities) that Council has restricted its discretion over.

9.7.1.3 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY.

9.7.2 CENTRAL RESIDENTIAL - COMMERCIAL ZONE

9.7.2.1 PERMITTED ACTIVITIES

The following activities shall be permitted provided that they comply with the General Performance Standards and Terms in Section 9.8 and the relevant Specific Performance Standards and Terms in Section 9.9.

- COMMERCIAL ACTIVITIES EXCEPT PREMISES USED FOR THE SALE OF LIQUOR
- RESIDENTIAL ACTIVITIES
- ACTIVITIES ANCILLARY TO ANY PERMITTED ACTIVITY WHICH COMPLY WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.

9.7.2.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcomes of the General or Specific Performance Standards and Terms which it fails to meet, the ability of the activity to meet the remaining General or relevant Specific Performance Standards and Terms in Sections 9.8 and 9.9 and any relevant assessment criteria in Section 9.10. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTIONS 9.8 AND 9.9.
 - PREMISES USED FOR THE SALE OF LIQUOR.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

9.7.2.3 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY.

9.7.3 COMMERCIAL SERVICE ZONE

9.7.3.1 PERMITTED ACTIVITIES

The following activities shall be permitted provided that they comply with the General Performance Standards and Terms in Section 9.8 and the relevant Specific Performance Standards and Terms in Section 9.9.

- COMMERCIAL SERVICE ACTIVITIES
- RESIDENTIAL ACTIVITIES
- ACTIVITIES ANCILLARY TO ANY PERMITTED ACTIVITY WHICH COMPLY WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.

9.7.3.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcomes of the General or relevant Specific Performance Standards and Terms which it fails to meet, and the ability of the activity to meet the remaining General and relevant Specific Performance Standards and Terms in Sections 9.8 and 9.9 and any relevant Assessment Criteria in Section 9.10. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTIONS 9.8 AND 9.9.
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

9.7.3.3 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED OR RESTRICTED DISCRETIONARY ACTIVITY.

9.7.4 SUBURBAN COMMERCIAL ZONE

9.7.4.1 PERMITTED ACTIVITIES

The following activities shall be permitted provided that they comply with the General Performance Standards and Terms in Section 9.8 and the relevant Specific Performance Standards and Terms in Section 9.9.

- COMMERCIAL ACTIVITIES EXCEPT PREMISES USED FOR THE SALE OF LIQUOR

- RESIDENTIAL ACTIVITIES WHICH COMPLY WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS, IN SECTION 8.8, FOR THE ADJOINING RESIDENTIAL ZONE.
- ACTIVITIES ANCILLARY TO ANY PERMITTED ACTIVITY WHICH COMPLY WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.

9.7.4.2 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will restrict the exercise of its discretion to the ability of the activity to achieve the particular Outcomes of the General or relevant Specific Performance Standards and Terms which it fails to meet, and the ability of the activity to meet the remaining General or relevant Specific Performance Standards and Terms in Sections 9.8 and 9.9 and any relevant Assessment Criteria in Section 9.10. Council will, in addition to the existing provisions, restrict its discretion to the ability of activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 14.1.8 and 14.1.9.
- ANY PERMITTED ACTIVITY NOT MEETING ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTIONS 9.8 AND 9.9.
 - PREMISES USED FOR THE SALE OF LIQUOR
 - RESIDENTIAL ACTIVITIES NOT MEETING ONE OR MORE OF THE GENERAL PERFORMANCE STANDARDS AND TERMS 8.8.2 TO 8.8.11
- (b) Applications for Restricted Discretionary Activities may be considered without the need to obtain the written approval of affected persons and may be considered without the requirement to serve notice. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10 that Council has restricted its discretion over. Council will, in addition to the existing provisions, assess activities and impose conditions in relation to those matters identified in Section 14.1.10 (Assessment Criteria - Restricted Discretionary Activities) that Council has restricted its discretion over.

9.7.4.3 DISCRETIONARY ACTIVITIES

The following activity shall be a discretionary activity and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 8.12 of the Plan and the Objectives and Policies of the Residential Section (8.3 and 8.4) and the relevant Objectives and Policies in the Commercial Section (9.3 and 9.4):

- RESIDENTIAL ACTIVITIES NOT MEETING THE GENERAL PERFORMANCE STANDARD 8.8.1.

9.7.4.4 NON-COMPLYING ACTIVITIES

^s

The following activities shall be Non-Complying Activities.

- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, OR RESTRICTED DISCRETIONARY ACTIVITY.

9.7.5 LARGE FORMAT RETAIL ZONE

9.7.5.1 PERMITTED ACTIVITIES

- (a) The following activities shall be permitted provided that they comply with the General Performance Standards and Terms in Section 9.8 and the relevant Specific Performance Standards in Section 9.9:

- COMMERCIAL SERVICE ACTIVITIES
- INDUSTRIAL ACTIVITIES
- ACTIVITIES ANCILLARY TO ANY PERMITTED ACTIVITY

9.7.5.2 CONTROLLED ACTIVITIES

There shall be no Controlled Activities.

9.7.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

- (a) For the following activities the Council will exercise its discretion to the ability of the activity to achieve the particular outcome(s) of the General or Specific Performance Standards and Terms in Sections 9.8 and 9.9, the Assessment Criteria of Section 9.10.6 and the relevant Objectives and Policies and Outcomes of the Zone and the District Plan.
- ANY PERMITTED ACTIVITIES FAILING TO COMPLY WITH THE SPECIFIC PERFORMANCE STANDARDS IN SECTION 9.9.6 BUT OTHERWISE COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.
 - ANY SUPERMARKETS, LARGE FORMAT RETAILING ACTIVITIES AND COMMERCIAL ACTIVITIES COMPLYING WITH THE GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND ANY RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.9.
- (b) For supermarkets, large format retailing activities, commercial activities, commercial service activities and industrial activities applications will be considered without the need to obtain the written approval of affected persons and will be considered without the requirement to serve notice and will be considered without notification. Activities will be assessed and conditions may be imposed in relation to those matters identified in Section 9.10.6 over which Council has restricted its discretion.

9.7.5.4 DISCRETIONARY ACTIVITIES

- (a) The following activities shall be Discretionary Activities and will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Sections 9.10.6 and 9.11 of the Plan, and the Objectives and Policies of the Zone.
- ANY SUPERMARKETS, LARGE FORMAT RETAILING ACTIVITIES OR COMMERCIAL ACTIVITIES THAT DO NOT COMPLY WITH ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS IN SECTIONS 9.8 AND 9.9.
 - ANY PERMITTED ACTIVITIES THAT DO NOT COMPLY WITH ONE OR MORE OF THE GENERAL OR RELEVANT SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 9.8 AND 9.9 OTHER THAN SECTION 9.9.6.

9.7.5.5 NON-COMPLYING ACTIVITIES

- (a) The following activities shall be Non-Complying Activities:
- ANY ACTIVITY WHICH IS NOT PROVIDED FOR AS A PERMITTED, RESTRICTED DISCRETIONARY OR DISCRETIONARY ACTIVITY.

9.7.6 MEGA CENTRE CONCEPT PLAN AREA

9.7.6.1 The provisions of that part of the Large Format Retail Zone relating to the Mega Centre Concept Plan Area are deferred until such time as the following has occurred¹:

- (a) A "Yes" result in a Referendum conducted by the Hastings District Council in respect of the sale of Nelson Park; and
- (b) The actual acquisition or contractual commitment by the Hastings District Council to replace Nelson Park with a single area of land which has a minimum area of 4.5327 hectares; and
- (c) A commitment including a financial commitment in the Long Term Council Community Plan and the Budget of the Hastings District Council of an amount which is adequate to provide for the following facilities to the same or better standard as currently exist at Nelson Park:
 - (i) An eight lane synthetic surface athletics track complying with International Amateur Athletics Federation rules; and
 - (ii) A 1000 seat grandstand with ancillary features and amenities (including showers, changing rooms, toilets, office and meeting space, storage, function room and kitchen) of a standard suitable for hosting a wide range of functions and events; and;
 - (iii) Open bench seating to cater for a minimum of 300 persons; and
 - (iv) An internal field suitable for rugby and/or soccer; and
 - (v) Lighting for twilight training; and
 - (vi) Associated car parking; and
- (d) A commitment including a financial commitment of \$3,000,000 in the Long Term Council Community Plan and the Budget of Hastings District Council to purchase and develop public open green space within the Central Commercial Zone.

9.8 GENERAL PERFORMANCE STANDARDS AND TERMS
--

9.8.1 NOISE

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise.

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

9.8.2 TRAFFIC SIGHTLINES, PARKING, ACCESS AND LOADING

- (1) Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.

Outcome

The outcomes of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.

9.8.3 LIGHTING AND GLARE

(1) Central Commercial Zone

For sites adjoining or adjacent to Residentially zoned land all external lighting shall be shaded or directed away from any adjoining sites or roads, and shall be less than 8 lux spill measured at a

Outcome

Adjoining residential activities will not be adversely affected by glare from lighting associated with commercial activities.

¹ In the interim the provisions of the operative zone prior to the notification of Plan Change 21 continue to apply.

height of 1.5 metres above the ground at the boundary of the site.

(2) Central Residential Commercial Zone, Commercial Service Zone, Large Format Retail Zone and Suburban Commercial Zone

All external lighting shall be shaded or directed away from any adjoining sites or roads, and shall be less than 8 lux spill measured at a height of 1.5 metres above the ground at the boundary of the site.

Outcome

Adjoining sites will not be adversely affected by light or glare from adjacent activities. The safety of roads will be maintained by preventing glare and light spill affecting them.

9.8.4 VISUAL AMENITY AND OUTLOOK OF NEIGHBOURS

(1) Those parts of any site which are or may be, visible from any reserve, public road, public parking space, or Residential Zone, shall be maintained in a tidy condition.

Outcome

Commercial activities fronting public roads, public reserves, parking areas or Residential Zones will have a pleasant appearance.

(2) Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.8 metres.

(3) Central Commercial Zone (Hastings City), Commercial Service Zone and Suburban Commercial Zone

Outcome

Screening will ensure that the amenity of adjacent residential zones is protected.

(a) On sites which adjoin a Residential Zone boundary, a close boarded or solid fence with a minimum height of 1.8m shall be erected so as to screen adjoining residential properties except where a building abuts the boundary.

(b) In the Suburban Commercial Zone, where carparking areas adjoin the street frontage, landscaping shall be provided at the minimum rate of 0.5m² per 1m of frontage so occupied, and such landscaping shall be wholly visible from the street.

Outcome

The visual amenities of adjacent residential activities will be maintained.

(4) Central Residential Commercial Zone

(a) Any activity, including carparking areas, which adjoins a site used for a residential activity, and where buildings do not adjoin the site boundary, either a fully enclosed fence with a minimum height of 1.8m shall be erected, or a landscape strip with a

minimum depth of 1.8m shall be provided, so as to fully screen adjoining residential activities.

- (b) The site shall generally be landscaped for 25% of its area to the satisfaction of the Council. In particular, where carparking areas adjoin the street frontage, landscaping shall be provided so as to soften their appearance from the street.

(5) **Large Format Retail Zone**

Outcome

Commercial activities fronting public roads and parking areas will have a pleasant appearance.

- (a) No outdoor storage or rubbish collection areas shall front Karamu Road, St Aubyn Street, Caroline Road or Holt Place.
- (b) Those parts of any site which are or may be, visible from any reserve, public road, public parking space, or Residential Zone, shall be maintained in a tidy condition.
- (c) Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence to a minimum height of 1.8 metres.

9.8.5 SUNLIGHT AND SETBACK DISTANCES

(1) **Central Commercial Zone (Hastings City)**

(a) Building Envelope

Outcome

Buildings will not unduly affect the sunlight and outlook of existing residential activities.

Where buildings adjoin a Residential Zone boundary they shall be contained within a building envelope constructed by recession planes from points 2.75m above Residential Zone boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator information outlined in Appendix 9.0-3.

(2) **Central Residential Commercial Zone**

(a) Setback Distances

Outcome

The safety and efficiency of the roading network will not be compromised.

Sites fronting Arterial Roads (identified in the District Roding Hierarchy in Section 2.5 of the District Plan on Transportation) shall have a minimum front yard of 5m. All other

sites shall have a minimum front yard of 3m.

Notwithstanding the above, any front yard may be occupied by buildings, provided that the area of occupancy is compensated for by an equal area of unoccupied space exclusive of the front yard and between the remainder of the principal building(s) and the road frontages. Traffic site lines shall remain unobstructed in accordance with standard 14.1.8.2 Safe Sightline Distances. The minimum front yard shall remain clear of accessory buildings.

(b) Building Envelope

Buildings within, or adjoining sites used for an existing residential activity (existing prior to the date at which this District Plan became operative) shall be contained within a building envelope constructed by recession planes from points 2.75m above internal boundaries. The angle of recession planes shall be determined by the use of the recession planes indicator in Appendix 9.0-3.

Outcome

Buildings will not unduly affect the sunlight and outlook of existing residential activities

(3) Commercial Service Zone

For sites adjoining Residentially Zoned land, the following standards shall apply:

(a) Building Envelope

Buildings shall be contained within a building envelope constructed by recession planes from points 2.75m above residential zone boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 9.0-3.

Outcome

Buildings will not unduly affect the sunlight and outlook of adjoining residential zones.

(4) Suburban Commercial Zone

For sites adjoining Residentially Zoned land, the following standards shall apply:

(a) Building Envelope

Buildings on sites adjoining residential

Outcome

Suburban Commercial Activities will be of a scale and character which are compatible with adjoining residential activities and will not unduly affect the sunlight and outlook of adjacent residencies.

zoned land shall be contained within a building envelope constructed by recession planes from points 2.75m above residential zone boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator in Appendix 9.0-3.

(5) Mega Centre Concept Plan Area

Outcomes

- (a) The yard distances shown on the Development Concept Plan (refer to Appendix 9.0-6) shall apply,

The amenity of commercial sites will be maintained without detracting from the visual environment.

The setback for large format retail activities within the zone will provide for landscaping at a scale appropriate to maintain the level of amenity in those areas.

(6) Large Format Retail Zone

Outcome

- (a) Buildings shall be located a minimum of 4.5 metres from the boundary of Karamu Road and St Aubyn Street.

The amenity of commercial sites located on key entranceways will be maintained without detracting from the visual environment.

- (b) Buildings shall be located a minimum of 2.5 metres from the boundary of Hastings Street, Victoria Street, Warren Street North, Ellison Road, Albert Street and Alexandra Street.

The setback for large format retail activities and other activities fronting other streets within the zone will provide for landscaping at a scale appropriate to maintain the level of amenity of those areas.

9.8.6 SUNLIGHT ADMISSION TO STREETS

(1) Central Commercial Zone

Hastings City

- (a) Buildings on sites having Designated Retail Frontage (see Appendix 9.0-1(B)) shall be contained within the Recession Planes constructed in accordance with Appendices 9.0-2(A), 9.0-2(B), and 9.0-2(C).

Outcome

Adequate sunlight will be admitted to streets to ensure an open and sunny aspect.

(2) Central Residential Commercial Zone

- (a) The maximum height of all buildings shall be 9 metres

(3) Suburban Commercial Zone

- (a) The maximum height of all buildings shall be 10 metres

**(4) Industrial and Commercial Service Activities
within the Large Format Retail Zone**

- (a) The maximum height of all buildings shall be 11 metres.

9.8.7 PEDESTRIAN SHELTER

(1) Central Commercial Zone

- (a) Every building at ground floor level, on sites having Designated Retail Frontage (Appendix 9.0-1(B), shall provide a continuity of verandah coverage along the width of the site. *Outcome*
Pedestrians will be protected from adverse climatic elements.
- (b) Every verandah, awning or similar structure erected over a public pavement, in the Hastings City Central Commercial Zone, shall have a minimum width of 2.5m, shall be self-supported, shall extend up to a distance of 450mm inside the line of the kerb, and shall have a minimum height of 2.9m above the pavement. *Outcome*
Verandahs will be designed and constructed so they are not a hazard to the public.

9.8.8 RETAIL FRONTAGE

(1) Central Commercial Zone - Hastings City

- (a) Buildings at ground floor level, on sites having Designated Retail Frontage (see Appendix 9.0-1(B), shall be designed in a manner to ensure a continuous retail frontage appearance, particularly by building to the front boundary, the provision of display windows fronting the street (at least 50% of the street frontage shall have a clear, glazed window display space), and under verandah lighting. *Outcome*
The amenity of the Commercial Zone will be retained by providing an attractive and interesting continuous retail frontage.

(2) Large Format Retail Zone

- (a) Buildings at ground floor level, on sites which front Caroline Road, Holt Place and St Aubyn Street East (from the Railway line to the intersection with Karamu Road) shall be designed in such a manner to ensure a continuous retail frontage appearance, particularly by building to the front boundary and the provision of display windows fronting the street (at least 50% of the street frontage shall have a clear, glazed window *Outcome*
Linkages to and from the Central Commercial Zone will be encouraged by providing an attractive and interesting continuous retail frontage.

display space).

9.8.9 CONTROL OF SCALE

(1) Suburban Commercial Zone

(a) The maximum gross floor area for individual Suburban Commercial activities (excluding supermarkets) shall be 250m², except for those activities on specific sites which are identified in Appendix 9.0-4, where the maximum gross floor area shall be 60m² (provided that canopies shall not be included in the calculation of gross floor area).

Outcome

The scale of commercial activities will be compatible with the character and amenity values of adjoining residential activities

(b) The maximum gross floor area for individual supermarkets shall be 2,000m², with the exception of the Flaxmere Village Centre and the West End Shopping Centre where no floor area limits apply.

9.9 SPECIFIC PERFORMANCE STANDARDS AND TERMS

9.9.1 SERVICE STATIONS

Service Stations shall be located on arterial or collector roads as defined in Appendix 2.5-1 and as indicated on the Road Hierarchy Maps in the District Planning Maps.

Outcome

Amenity conflicts with other activities will be avoided and the safety and efficiency of the roading network will be maintained.

9.9.2 PREMISES USED FOR THE SALE OF LIQUOR

(1) Central Commercial Zone and Commercial Service Zone

Premises used for the Sale of Liquor shall be located on sites a minimum of 50 metres from a Residential Zone or the Central Residential Commercial Zone.

Outcome

Amenity conflicts with residential areas will be avoided.

9.9.3 RESIDENTIAL ACTIVITIES

(1) Internal Noise Standard for residential activities in the Commercial Service, Central Commercial, Central Residential Commercial and Suburban Commercial Zones

Outcome

The outcomes of Section 14.2 of the District Plan on Noise will be achieved.

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise, in particular Standard 14.2.9.4 and 14.2.9.5.

(2) Access from Retail Frontage – Central Commercial Zone

Access to residential accommodation in buildings which are located on sites with Designated Retail Frontage (see Appendix 9.0-1(B), shall retain the retail frontage appearance in accordance with Rule 9.8.8(1)(a) above.

Outcome

The amenity of the Commercial Zone will be retained by providing an attractive and interesting continuous retail frontage.

(3) On-Site Privacy and Outlook – Central Residential Commercial Zone

The minimum separation distance between any detached residential building on a site zoned Central Residential Commercial, excluding apartment blocks, shall be 5m.

(4) Setback Distances – Central Residential Commercial Zone

The following set back distances are required on sites zoned Central Residential Commercial:

Outcome

An open, green space buffer will be provided which maintains on-site and neighbourhood amenity

(a) Front Yard

With frontage to local streets 3m

With frontage to Collector
and Arterial Routes 5m

(b) Side and Rear Yard

Buildings shall be located a minimum of 1 metre from any side or rear boundary.

Except that:

Any building may be located within 1 metre of a side or rear boundary for up to 40% of the length of that boundary, provided that where any intrusion exceeds 10 metres in length, the additional area occupied shall be compensated for by an equal area of unoccupied space between the yard and the same building on the site.

9.9.5 LARGE FORMAT RETAILING ACTIVITIES, COMMERCIAL AND COMMERCIAL SERVICE ACTIVITIES - LARGE FORMAT RETAIL ZONE

9.9.5(1) Activity Thresholds for the Mega Centre Concept Plan Area

Outcome
Optimum and efficient use of the commercial land resource to ensure that development enhances the commercial environment in the District.

<u>Activity</u>	<u>Threshold Measure</u>	<u>Gross Floor Area Limit</u>
Large Format Retailing, Commercial and Commercial Service Activities	% of single retail units with a minimum Gross Floor Area of 1000m ²	100%
	% of single retail units with a Gross Floor Area of between 500 and 1000m ²	Not Permitted
	Single retail units with a Gross Floor Area less than 500m ²	Not Permitted
Commercial Activities serving Food and Beverages	Maximum Gross Floor Area	100m ²

9.9.5(2) Activity Thresholds for the remainder of the Large Format Retail Zone

Outcome
Optimum and efficient use of the commercial land resource to ensure that development enhances the commercial environment in the District.

<u>Activity</u>	<u>Threshold Measure</u>	<u>Gross Floor Area Limit per Site or Group of Sites</u>
Large Format Retailing Activities and Commercial Activities	% of single retail units with a minimum Gross Floor Area of 1000m ²	100%
	% of single retail units with a Gross Floor Area of between 500 and 1000m ²	Not Permitted
	Single retail units with a Gross Floor Area less than 500m ²	Not Permitted
Commercial Activities serving Food and Beverages	Maximum Gross Floor Area	100m ²

9.9.5 (3) Note the following applies to threshold limits within the Large Format Retail Zone:

Each single retail unit shall be operated by one business entity operating under a single store brand or trading logo, and no other business shall operate from that retail unit by way of any lease, sub-lease, licence, agency, partnership, joint venture or other similar arrangement.

9.9.5 (4) Mega Centre 'Development Concept Plan'

- (a) Activities within the Mega Centre Concept Plan Area are subject to compliance with the Development Concept Plan, contained in Appendix 9.0-6, to the extent required by the following standards 9.9.5(4)(b) and 9.9.5(5). The carparking requirements of section 14.1 apply rather than the carparking details shown on the Development Concept Plan.
- Outcome*
The creation of a mega centre form of development where the effects can be managed.
- (b) All buildings or part thereof located within the Mega Centre Concept Plan Area shall be located within the building development area as identified on the Development Concept Plan (Appendix 9.0-6), except for open canopies, porticoes, verandas, colonnades, and entry gateway structures which may be located within the public pedestrian thoroughfares.

9.9.5 (5) Landscaping – Mega Centre Concept Plan Area

- (a) The location and dimensions of all landscaped areas shall be in accordance with the Development Concept Plan, attached as Appendix 9.0-6 and shall be in accordance with Standard 9.9.5(5)(d)-(e); or
- Outcome*
The amenity of commercial sites will be maintained without detracting from the visual environment.
- (b) Where a minimum front yard applies, 50% of the length of the frontage of all sites shall be landscaped in accordance with Standard 9.9.5 (c)-(e).
- (c) Any landscaping strip shall have a minimum width of 1.5 metres and an average width of 2.5 metres.
- (d) Landscaping shall consist of a mixture of ground cover and specimen trees.
- Outcome*
To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place.
- (e) Carparking areas shall include a minimum of one specimen tree for every ten carparks provided. Such trees shall have a minimum height of 2 metres at planting.

9.9.5(6) Landscaping – remainder of Large Format Retail Zone

- (a) Within this Zone 50% of the length of the frontage of all sites shall be landscaped in accordance with Standard 9.9.5.(6)(b)-(d).

Outcome

The amenity of commercial sites will be maintained without detracting from the visual environment.

- (b) Any landscaping strip shall have a minimum width of 1.5 metres and an average width of 2.5 metres.

- (c) Landscaping shall consist of a mixture of ground cover and specimen trees.

- (d) Carparking areas shall include a minimum of one specimen tree for every ten carparks provided. Such trees shall have a minimum height of 2 metres at planting.

Outcome

To ensure that planting is visually interesting a variety of species will be planted including specimen trees which add to a wider sense of place.

9.9.6 Commercial Service activities, and Industrial activities in the Large Format Retail Zone

Commercial Service Activities and Industrial Activities shall be housed:

- (a) In a building existing at the date this provision became operative; or
- (b) In a building which since the date this provision became operative has been modified but only internally; or
- (c) In a building which since the date this provision became operative has been extended by additions which do not increase the gross floor area of such buildings by greater than 10% over the gross floor area existing at the date this provision becomes operative.

9.10 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY ACTIVITIES

Explanation of Assessment Criteria:

For Restricted Discretionary Activities, the following identify those matters which Council has restricted its discretion over in assessing resource consent applications.

9.10.1 BUILDINGS IN THE HASTINGS CENTRAL COMMERCIAL ZONE WHICH DO NOT COMPLY WITH THE BUILDING ENVELOPE STANDARD IN RULE 9.8.5(2)(a).

(1) Sunlight Admission to Streets

Applications will be assessed in terms of the effect that the building has on sunlight admission to the street, particularly where it adjoins pedestrian areas or routes.

(2) Visual Amenity

The Council will consider the architectural compatibility and general design quality of the building to ensure that it makes a positive contribution to the surrounding environment.

9.10.2 PREMISES USED FOR THE SALE OF LIQUOR

In assessing resource consent applications for premises used for the sale of liquor the Council will restrict the exercise of its discretion to the following matters:

- (a) The extent to which the activity will affect the amenities of the area with respect to noise and traffic safety. Regard will be had to the following:
 - (i) Hours of operation of the activity.
 - (ii) Scale of the activity.
 - (iii) Design and layout of activities on the site.
 - (iv) Location and design of vehicle access, parking and loading areas.
- (b) The extent to which the visual amenities of adjoining residential activities in the area can be protected with regard to the following:
 - (i) Use of screens or buffer areas between the activity and adjacent residential sites.
 - (ii) Control of glare from lighting (e.g. associated with carparking areas).

9.10.3 RESIDENTIAL ACCOMMODATION AT GROUND FLOOR LEVEL ON SITES WITH DESIGNATED RETAIL FRONTAGE

In assessing resource consent applications to establish residential accommodation at ground floor level Council will restrict the exercise of its discretion to the following matters:

- (a) The extent to which the design and layout of the premises will achieve and promote the Objectives of the Zone, i.e. vibrant, attractive commercial areas and continuity of retail frontage.

9.10.4 EXTERNAL ADDITIONS AND ALTERATIONS (INCLUDING DEMOLITION AND RELOCATION) TO EXISTING BUILDINGS LOCATED IN THE CENTRAL CHARACTER PRECINCT OF THE CENTRAL COMMERCIAL ZONE.

In assessing resource consent applications to undertake external additions and alterations to buildings located within the Central Character Precinct, the Council will restrict the exercise of its discretion to the following:

- (a) The extent to which any removal or demolition of a building affects the existing streetscape or destroys a building of architectural or historical significance.
- (b) The significance of the age of the building and architectural style, era or period to which the existing building belongs.
- (c) Whether the building is identified as being part of a significant group of buildings, including the significance of the age of the surrounding buildings and the architectural style, era or period to which the surrounding buildings belong.
- (d) Whether the proposed work is visible from any public road, public parking space or whether the portion of the building affected is considered a physical landmark.
- (e) The extent to which any proposed work uses similar materials and is of a generally compatible design to the existing building or is a well designed contrast to the existing building style. Specific regard will be given to all of the following:
 - (i) Location and form of new construction relative to the existing building in terms of scale, balance and proportion.
 - (ii) Architectural style and quality of new construction.
 - (iii) Construction materials and detailing, including the proposed colour scheme.
 - (iv) Whether any significant existing building features would be removed, obscured or otherwise compromised.
 - (v) Design elements such as parapets, roofs, verandas, roofs, walls, columns, windows, shopfronts and decorative elements.
 - (vi) Whether the proposed development is sympathetic to the historical subdivision patterns of the area.
 - (vii) Location and design of signage, services access and storage arrangements and visible building services such as air conditioning and utility access points.
- (f) The extent to which the proposed work adversely affects the existing character of the precinct as a whole and what measures have been taken to avoid, remedy or mitigate any potential adverse effects. Specific regard will be given to all of the following:
 - (i) Location and form of new construction relative to existing neighbouring buildings in terms of height, scale, balance, and proportion.
 - (ii) Architectural style and quality of new construction.
 - (iii) Construction materials and detailing, including the proposed colour scheme.
 - (iv) Whether any significant existing building features on neighbouring buildings would be removed, obscured or otherwise compromised.
 - (v) Whether any significant aspects of the streetscape nearby would be compromised.
 - (vi) Design elements such as parapets, roofs, verandas, roofs, walls, columns, windows, shopfronts and decorative elements.
 - (vii) Location and design of signage, services access and storage arrangements and

visible building services such as air conditioning and utility access points.

- (g) In relation to any proposed relocation, the extent to which the site is of associated value, that relocation is the only means for saving the structure, and if the relocation will provide continuity of cultural heritage value.
- (h) In relation to any proposed demolition the extent to which fire, or other similar damage has occurred, and where the condition of the place has been assessed as beyond repair, both physically and economically.

9.10.5 THE CONSTRUCTION OF NEW BUILDINGS LOCATED IN THE CENTRAL CHARACTER PRECINCT OF THE CENTRAL COMMERCIAL ZONE:

In assessing resource consent applications to construct new buildings located within the Central Character Precinct the Council will restrict the exercise of its discretion to the following:

- (a) The extent to which any proposed work is generally compatible with or is a well designed contrast to the existing building style of surrounding buildings.
- (b) The extent to which the proposed work adversely affects the existing character of the precinct as a whole and what measures have been taken to avoid, remedy or mitigate any potential adverse effects. Specific regard will be given to all of the following:
 - (i) Location and form of new construction relative to existing nearby buildings in terms of scale, balance and proportion.
 - (ii) Architectural style and quality of new construction.
 - (iii) Construction materials and detailing, including the proposed colour scheme.
 - (iv) Whether the proposed development is sympathetic to the historical subdivision patterns of the area.
 - (v) Whether any significant existing building features would be removed, obscured or otherwise compromised.
 - (vi) Design elements such as parapets, roofs, verandas, roofs, walls, columns, windows, shopfronts and decorative elements.
 - (vii) Location and design of signage, services access and storage arrangements and visible building services such as air conditioning and utility access points.

9.10.6 CRITERIA FOR ACTIVITIES IN THE LARGE FORMAT RETAIL ZONE

In assessing resource consent applications for developments within the Large Format Retail Zone, the Council will restrict the exercise of its discretion to all of the following:

(a) Design and External Appearance

Whether the building design, site development layout and external appearance is compatible with the surrounding environment and streetscape. In particular consideration will be given to the following (all of which shall be dealt with as part of every resource consent application):

- (i) The visual impact of any building from any arterial route, collector route or gateway entry point into central Hastings.
- (ii) The extent to which the location of the building promotes pedestrian and vehicular linkages to central Hastings.

- (iii) The form and location of the building and associated site development layout relative to neighbouring buildings and streetscape.
- (iv) Whether the architectural integrity of any important existing features or decoration on neighbouring buildings would be compromised.
- (v) Whether the design of the building compromises any significant vistas.
- (vi) The extent to which large scale continuous walls can be softened through the use of architectural features including form, windows, surface treatment or landscaping to reduce the effects of building scale and bulk.
- (vii) Architectural quality including form and proportion, construction materials and details. This will include the proposed colour scheme, shop fronts and the location of columns, entries and windows.
- (viii) The extent to which verandas have been incorporated as an integral part of the design, to establish a strong relationship with pedestrians and so that the shop fronts appear obvious and accessible.
- (ix) Location and design of signage, storage arrangements and visible building services such as air conditioning and utility access points.
- (x) The extent to which continuous blank wall surfaces are avoided, in order that the external appearance of every building contributes to an interesting visual environment.

(b) Landscaping

A landscaping plan shall be provided with all resource consent applications, to determine whether the proposed plantings will soften and reduce the scale of hard surfaces, and built form. In particular consideration will be given to:

- (i) The identification and location of the proposed plantings and the quantity of plants.
- (ii) The extent to which existing trees can be retained.
- (iii) Methods of ensuring the successful establishment and maintenance of any plantings, including watering requirements.
- (iv) The extent to which the landscaping plan has given consideration to any Council initiated street planting strategies for any adjoining streets.

(c) Traffic and Linkages

- (i) The degree to which the development provides or promotes both vehicular and pedestrian linkages between the Large Format Retail Zone and the Central Commercial Zone.
- (ii) Whether the activity can be integrated into the City's, District's and region's transportation networks through the location and design of access points.

9.10.7 RESIDENTIAL ACTIVITIES NOT MEETING THE GENERAL PERFORMANCE STANDARDS AND TERMS 8.8.2 TO 8.8.11

In assessing resource consent applications to establish residential activities not meeting the general performance standards and terms, 8.8.2 to 8.8.11, Council will restrict its discretion to the matters set out in Section 8.12.

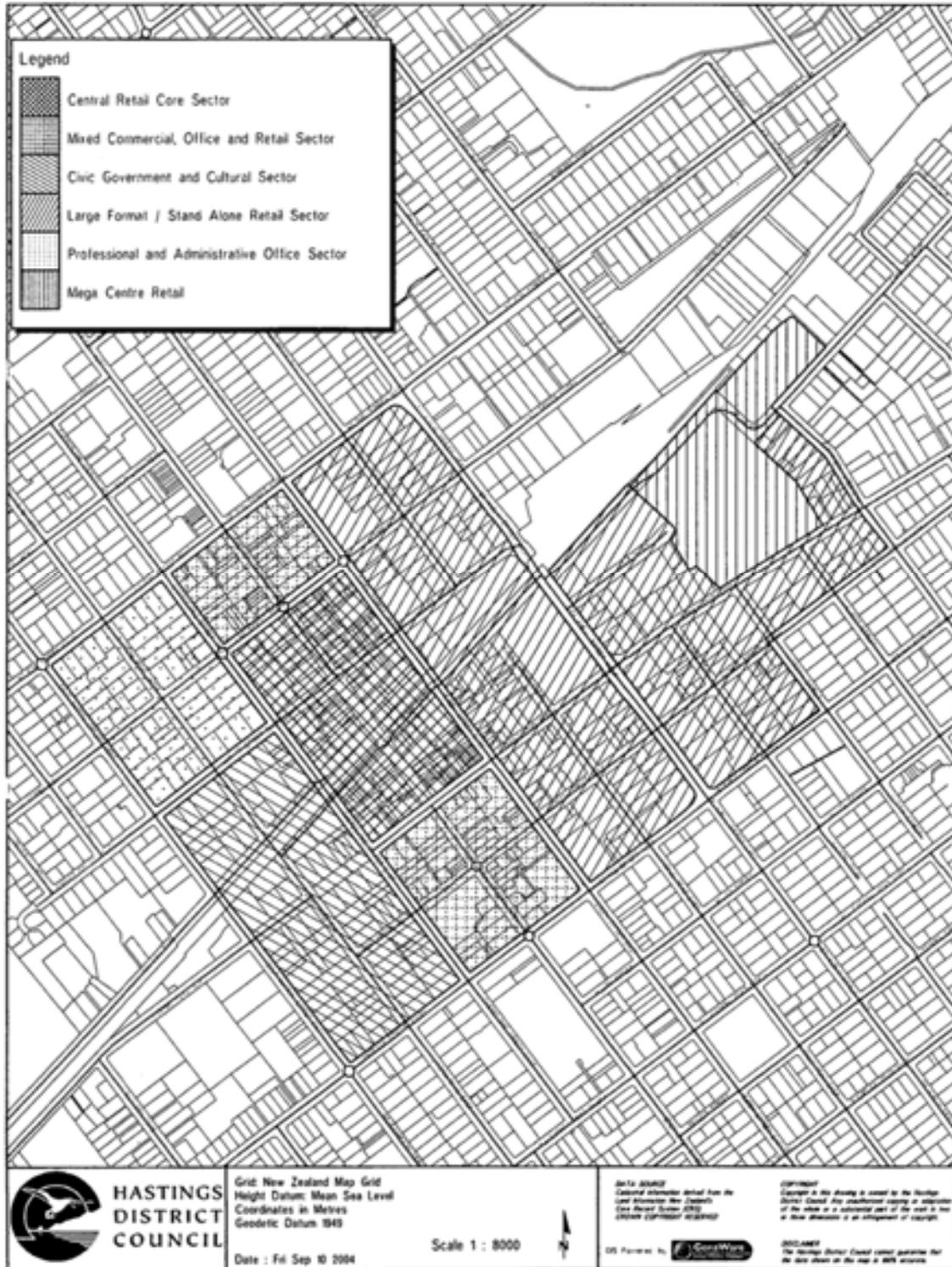
9.11 ASSESSMENT CRITERIA - DISCRETIONARY ACTIVITIES

For Discretionary Activities, the criteria contained in Section 9.10 and the following criteria, identifies those matters which Council may assess the activity against, but assessment is not however restricted to these matters.

- (i) The extent to which the activity promotes new large scale commercial development within the zone.
- (ii) The extent to which the activity helps promote a mega centre form of retail development and/or helps contribute to the functioning of the zone.
- (iii) The degree to which the development provides or promotes both vehicular and pedestrian linkages between the Large Format Retail Zone and the Central Commercial Zone.
- (iv) Whether the activity can be integrated into the City's, District's and region's transportation networks through the location and design of access points.
- (v) The extent to which the activity promotes the optimum and efficient use of the commercial land resource and doesn't detract from the vibrancy and vitality of the central commercial area.
- (vi) Whether the activity promotes the sustainable management of natural and physical resources, thereby minimising adverse environmental effects of new developments (including reverse sensitivity).
- (v) The assessment criteria contained in Section 9.10.6.

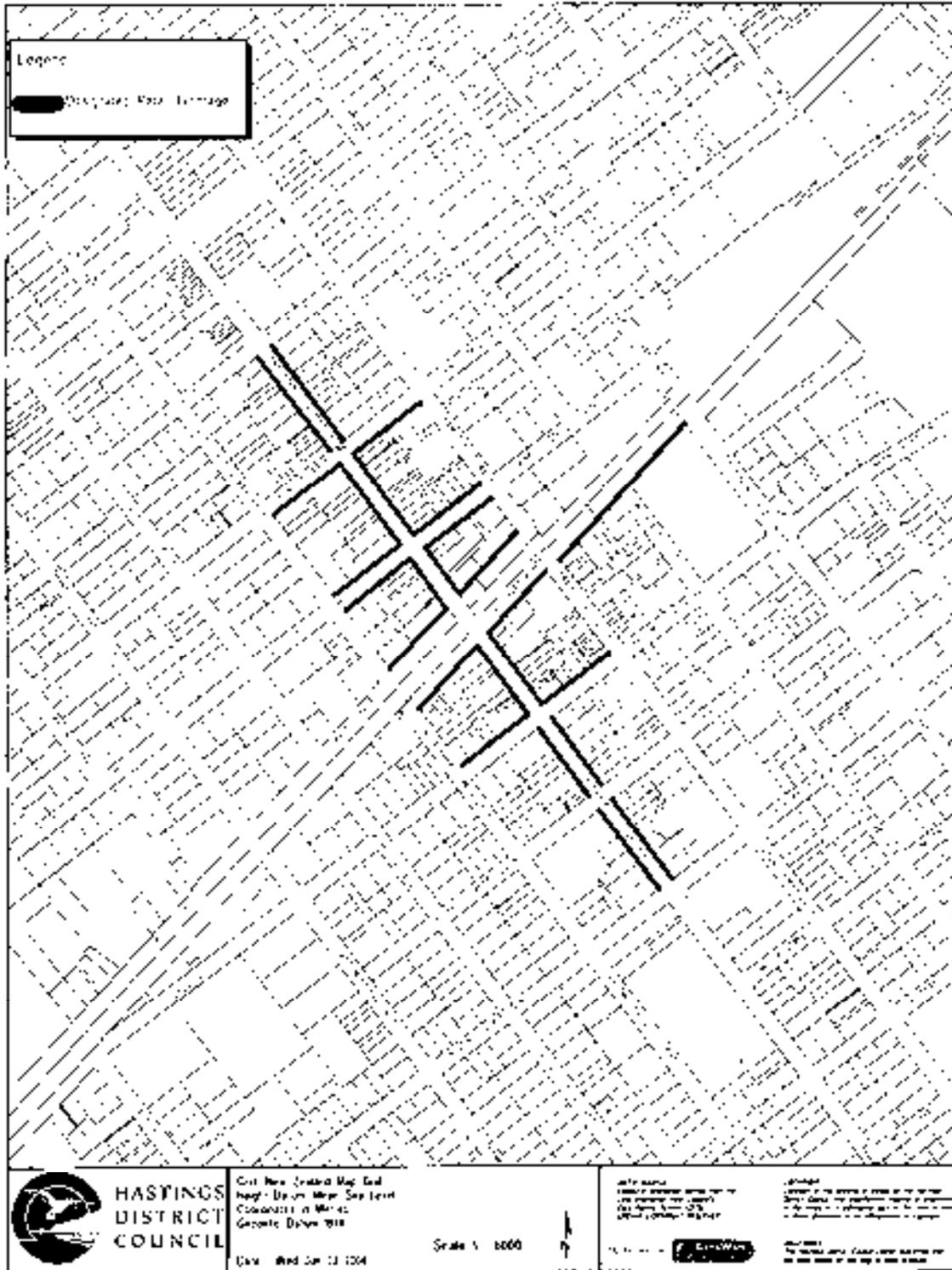
Appendix 9.0-1(A)

HASTINGS COMMERCIAL SECTORS

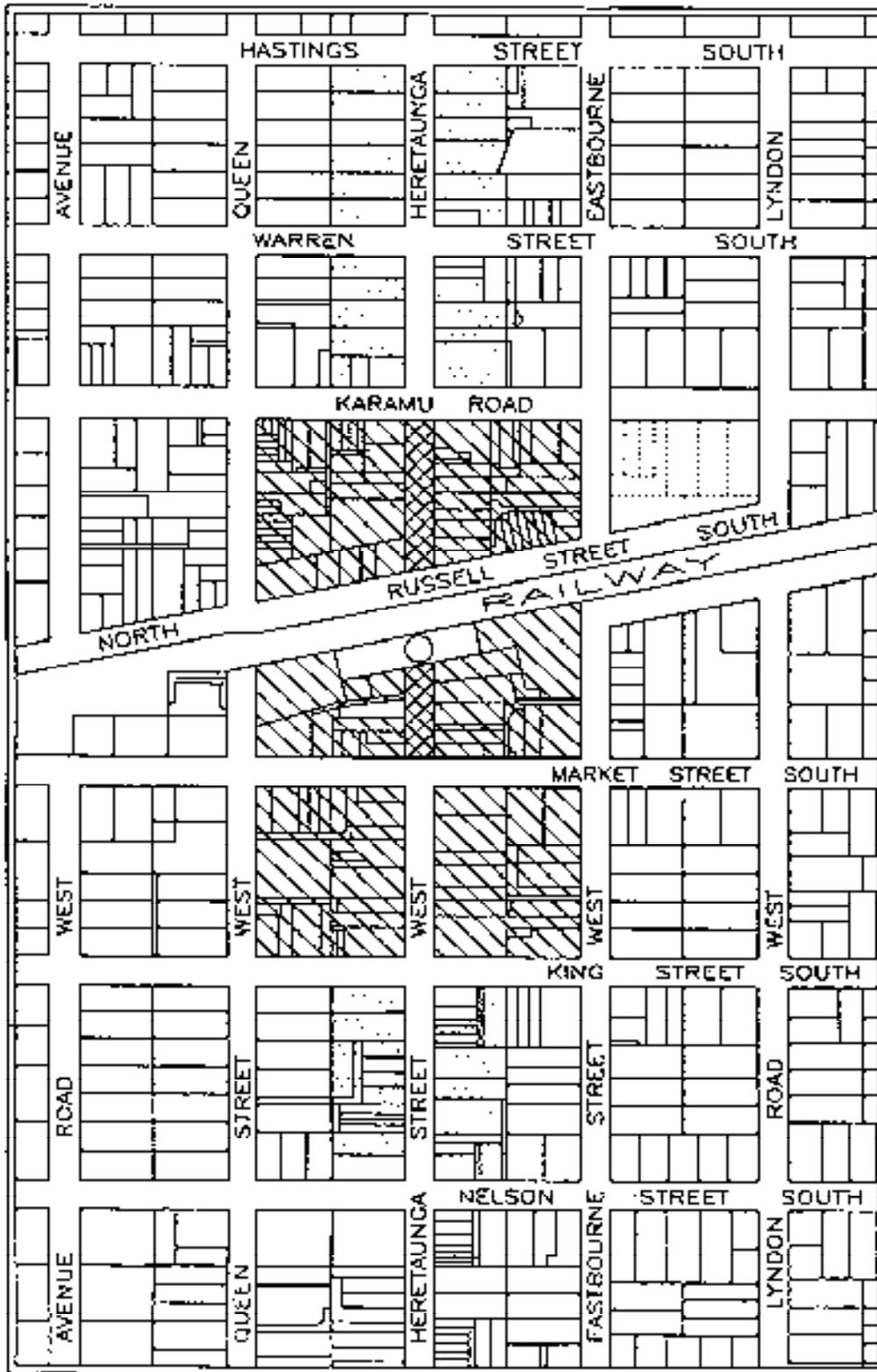


Appendix 9.0-1(B)

Designated Retail Frontage of the Hastings Central Business District



EXEMPTIONS FOR ON SITE PARKING REQUIREMENTS IN
HASTINGS CENTRAL COMMERCIAL ZONE



KEY:

 AREA WITH 100% EXEMPTION - AREA 'A'

 AREA WITH 50% EXEMPTION - AREA 'B'

RECESSION PLANES: DESIGNATED RETAIL FRONTAGE
CENTRAL COMMERCIAL ZONE HASTINGS
(AS SHOWN ON PLANNING MAP 55a)

1.0 DEFINITION OF RECESSION PLANES

In respect of the Central Commercial Zone, a Recession Plane is commencing at a set point above the pavement and inclined at an angle toward the interior of a site through which no part of a building may protrude except; spires, masts, poles, ventilator shafts or similar structures.

2.0 PURPOSE OF RECESSION PLANES

Recession Planes are intended to maximise sunlight admission to key streets within the Central Retail Core, while providing for a reasonable minimum building height. They are designed to ensure adequate sunlight admission extends to at least the normal pavement width of such streets between 11.00am and 1.30pm (New Zealand Standard Time) at the Autumn and Spring Equinoxes (21st March and 21st September).

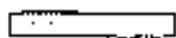
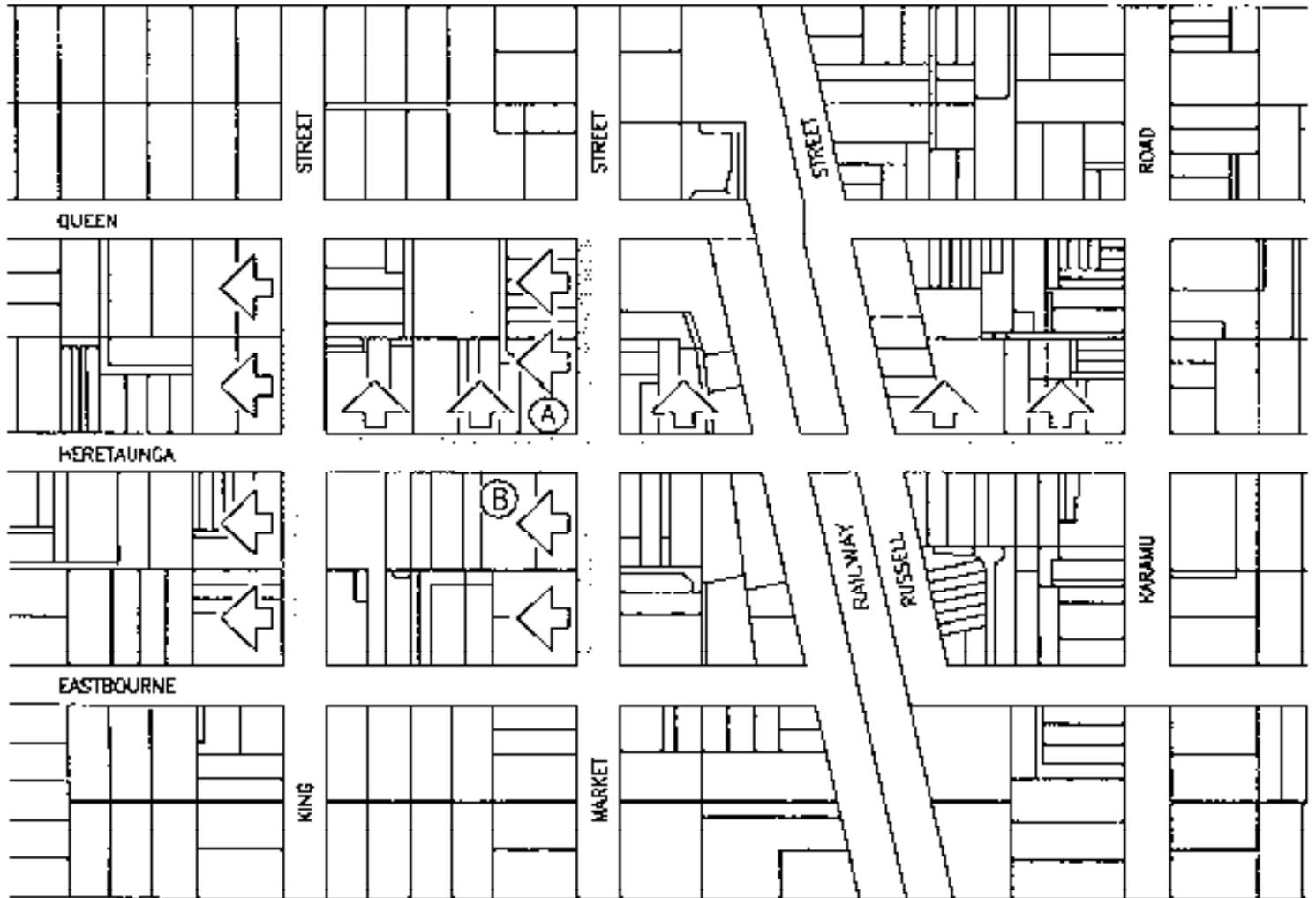
3.0 SHADING FRONTAGES

The orientation of streets within the Central Retail Core means that building shadows during these periods are cast in predominantly southeasterly and southwesterly direction. Accordingly Recession Planes are constructed from the northwestern and northeastern frontages of the key streets. These frontages are defined as 'Shading Frontages' and are delineated on the Plan attached with this appendix.

4.0 CONSTRUCTION OF RECESSION PLANES

Recession Planes shall be constructed by including a plane toward the interior of the site at an angle of 42° commencing from points 15m above the pavement on the Shading Frontages. Shading Frontages are identified on Appendix 9.0-2(B).

SHADING FRONTAGES



SHADING FRONTAGES



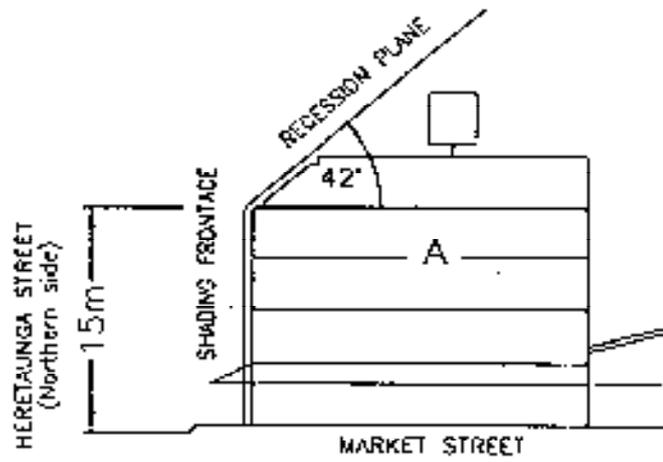
DIRECTION RECESSION PLANES



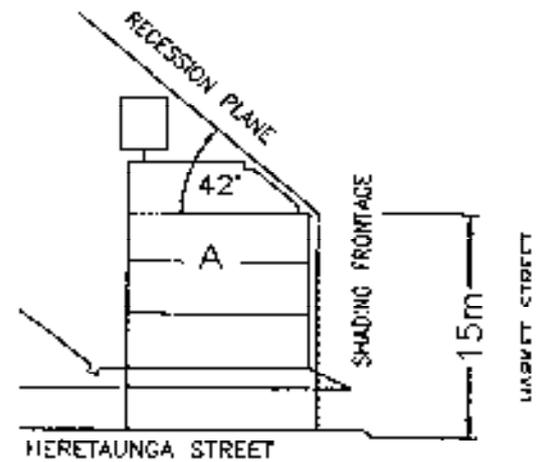
EXAMPLES (SEE FIGURES 1 AND 2 ATTACHED TO THIS APPENDIX)

RECESSION PLANES: DESIGNATED RETAIL FRONTAGE

FIGURE 1.0 EXAMPLE 'A'

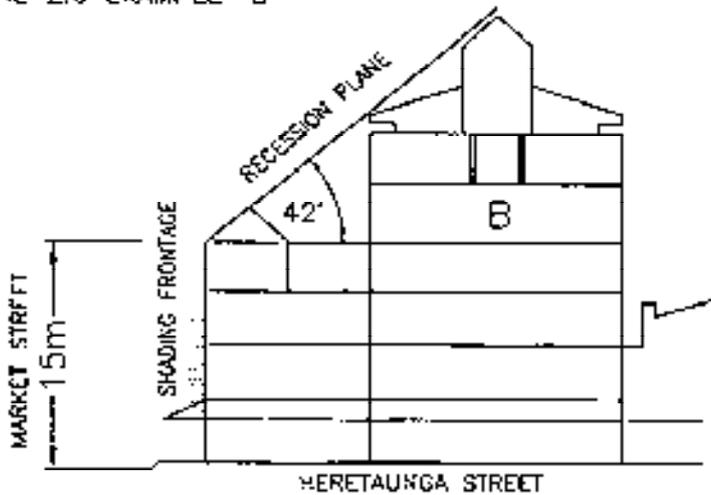


SOUTH-EAST ELEVATION

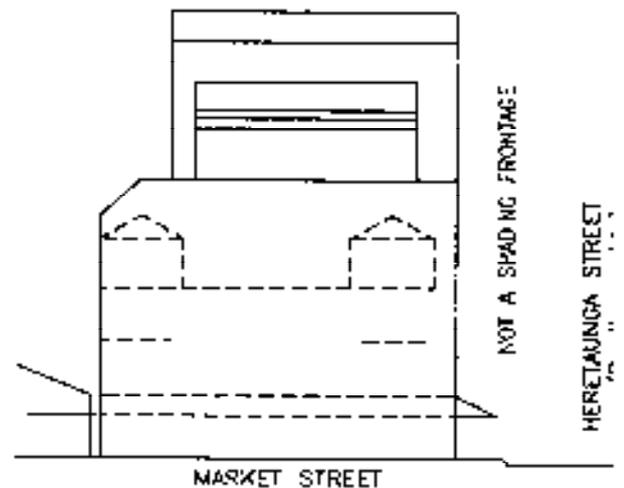


SOUTH-WEST ELEVATION

FIGURE 2.0 EXAMPLE 'B'

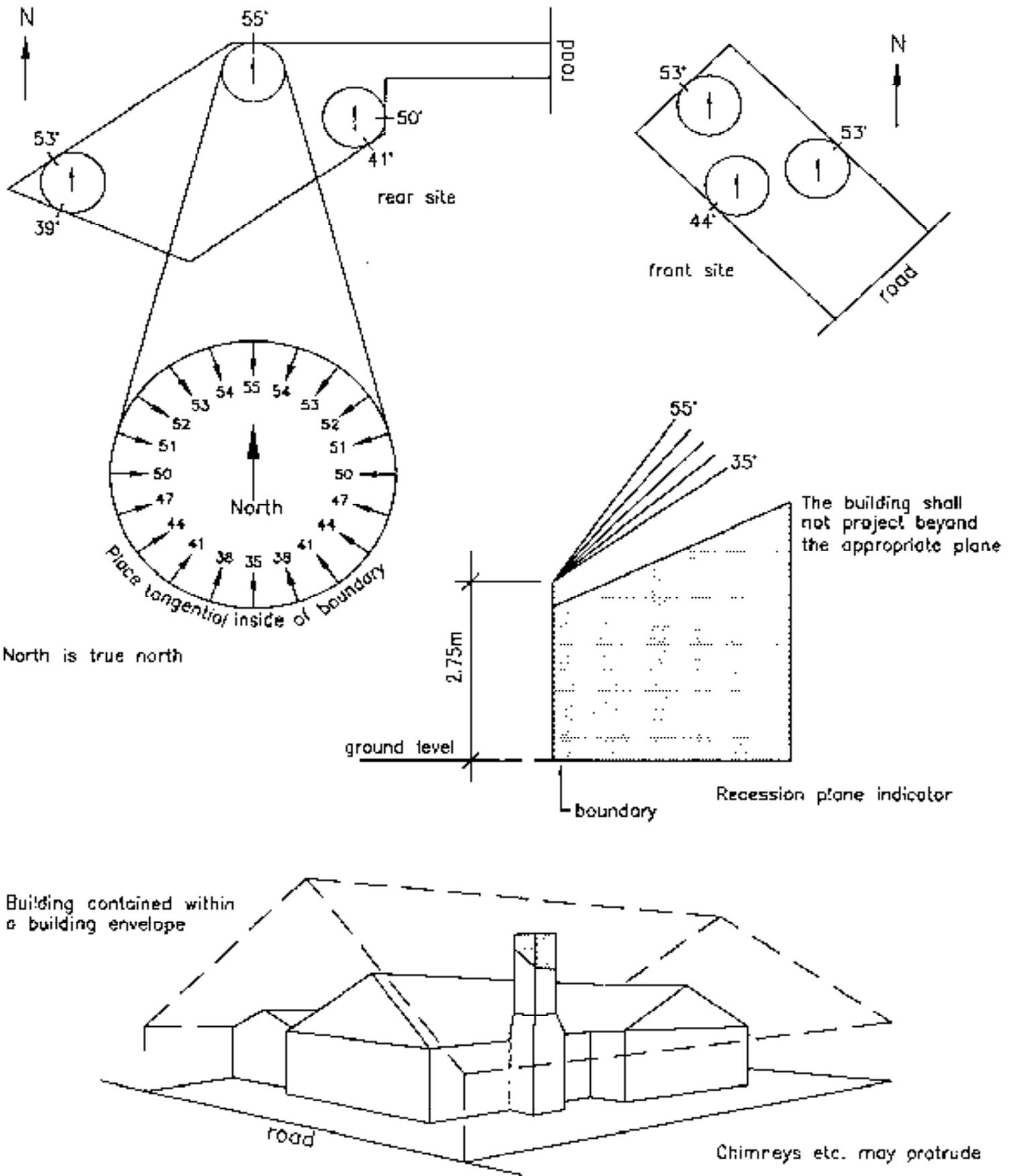


NORTH-EAST ELEVATION



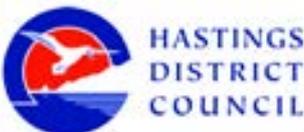
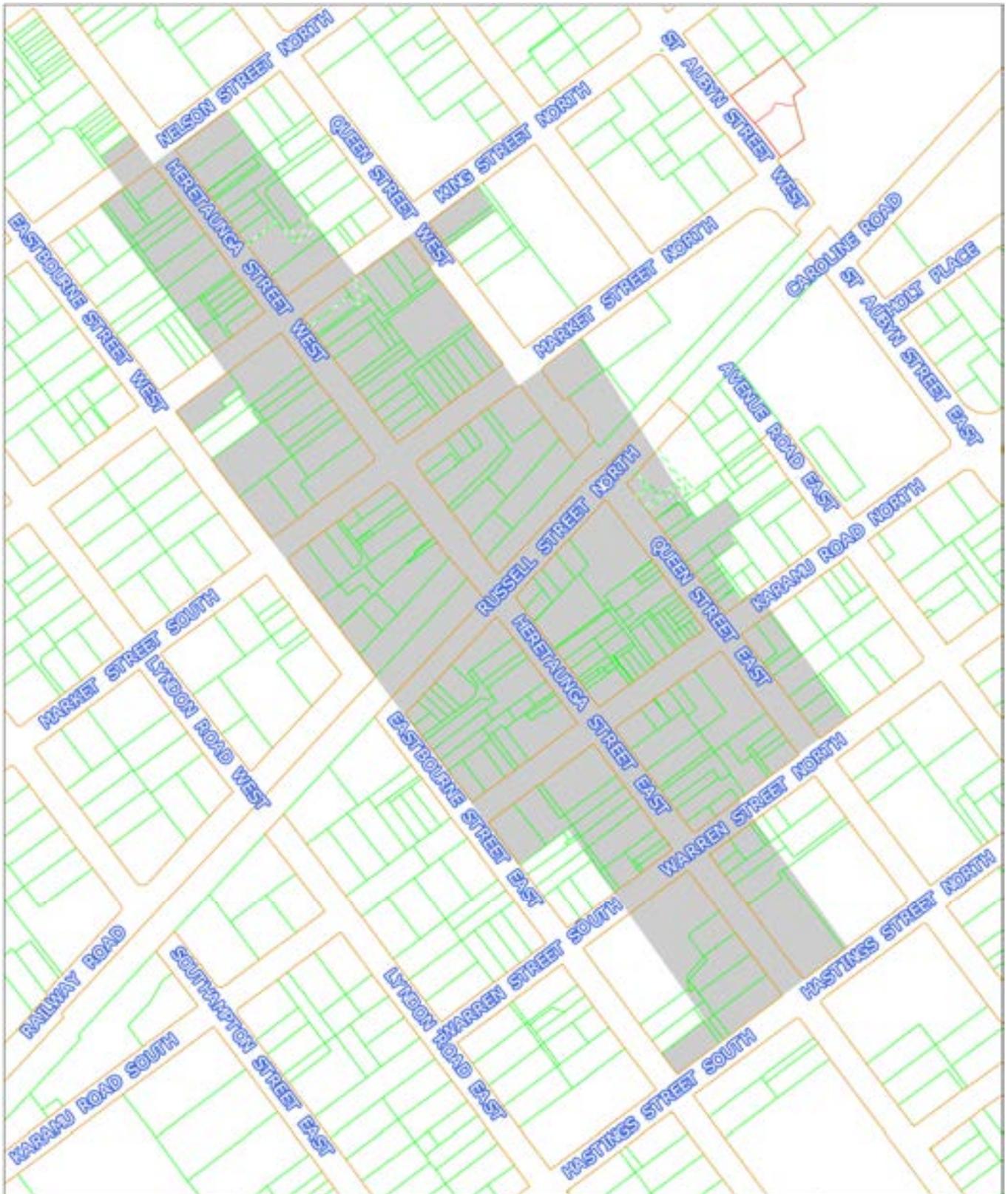
SOUTH-EAST ELEVATION

METHOD OF DETERMINING RECESSION PLANES



EXISTING SUBURBAN SHOPS

LOCATION	LEGAL DESCRIPTION	ACTIVITY	NATURE OF ACTIVITIES
corner Southland and Murdoch Roads	Lot 1 DP 18238	2 shops	Bakery, Grocery
603 Heretaunga Street East	Lot 3 DP 5153	3 shops	Takeaway, Retail
corner Railway Road and Gascoigne St	Lot 2 DP 28361	3 shops	Dairy, Hair, Takeaways
803 Frederick Street West	Lot 5 DP 3627	1 shop	Dairy
519 and 519A Frederick Street West	Pt Lot 6 DP 6543	2 shops	Telemarketing
616 Grays Road	Lot 3 DP 71017	1 shop	Dairy
519 Fitzroy Avenue	Lot 5 DP 3384	1 shop	Dairy
509 Grove Road	Lot 6 DP 7259	2 shop	Dairy, Takeaways
600 Jervois Street	Lot 13 DP 4642	1 shop	Dairy
517 Windsor Avenue	Plan 771 Green Closed Road No. Plan CT 6/119	1 shop	Dairy
409 Grays Road	Lot 2 DP 6943	1 shop	Hairdressers
501-515 Frimley Road	Lot 1 DP 10788	8 shops	Dairy, Hairdressers, Food Supplier
231 Omaha Road	Lot 1 DP 28063	1 shop	Dairy
912 Gordon Road	Lot 2 DP 7571	3 shops	Hairdressers, Butchery
913 Gordon Road	Lot 4 DP 7193	1 shop	Dairy
1112 Heretaunga Street East	Lot 9 DP 9853	1 shops	Grocery
1101 Heretaunga Street East	Lot 2 DP 10227	4 shops	Café
900 Clive Street	Lot 194 DP 362	1 shop	Hairdressers
410 Hastings Street South	Lot 4 DP 5033	1 shop	Dairy
1002 St Aubyn Street East	Lot 2 DP 4339	1 shop	Hairdressers
120 Willowpark Road	Lot 1 DP 5239	1 shop	Toy Shop
103 Napier Road	Lot 5 DP48	1 shop	Dairy
908 Heretaunga Street East	Lot 27 DP 362	2 shops	Martials Arts
401-403 Riverslea Road North	Pt Lot 2 DP 7372 Pt Lot 194 DP 362	3 shops	Takeaway, Butchers, Grocery
800 St Aubyn Street East	Pt Lot 1 pt Lot 2 DP 7372	1 shop	Dairy
909 Heretaunga Street East	Lot 3 DP 7040 Lot 13 DP 362	1 shop	Takeaways
1016-1022 Duke Street	Lots 1, 2, 3 & 4 DP 8185	4 shops	Takeaways, Radio Retail, Medical, Planning Clinic
219-229 Omaha Road	Lots 1 & 2 DP 6048 & Lot 4 DP 11835	6 shops	Takeaways / Hairdressers / Florist
231 Warwick Road	Lot 1 DP 26620	1 shops	Yoga Centre
1001 Beatty Street	Shop 1 DP 19862	1 shop	Takeaways
1117 Jellicoe Street	Flat 2 DP 19862	2 shops	Dairy, Hairdressers
702 Oliphant Road	Lot 1 DP 9342	2 shops	Dairy
704 Oliphant Road	Lot 1 DP 14395	1 shop	Takeaways
819-901 Gordon Road	Pt Lots 2, 3 DP 8897 Lot 4 Pt 3 DP 8897	9 shops	Auto Repairs, Hairdressers, Takeaways, Grocery, Pharmacy
89 Lipscombe Crescent	Lot 86 DP 11037	1 shop	Dairy
173-175 Te Mata Road	Lots 5, 6 DP 7081	2 shops	Grocery service centre
1-7 Poole Street	Lot 110 & 111 DP 11304	7 shops	Takeaways, Crafts, Dairy
817-823 Kiwi Street	Lot 84 & 85 DP 10068	4 shops	Takeaways, Food, Dairy
29 Scott Drive	Lot 2 DP 14939	3 shops	Takeaways
920/922 Heretaunga Street East	Lot 1 DP 6899	1 shop	Hairdressers



**HASTINGS
DISTRICT
COUNCIL**

Central Character Precinct

Grid: New Zealand Map Grid
Height Datum: Mean Sea Level
Coordinates in Metres
Geoidic Datum 1948

Date: Tue Apr 24 2007

Scale 1 : 4000 (on A4)



DATA SOURCE
 Cartographic information derived from the
 Land Information New Zealand's
 LINS (LINS) System (LINS)
 UNCLASSIFIED (COPYRIGHT NOT APPLICABLE)
 (C) 1998/2007
 Copyright in this drawing is owned by the Hastings
 District Council. Any unauthorised copying or adaptation
 of the whole or a substantial part of the work in law
 or these documents is an infringement of copyright.
 (C) 2007
 The Hastings District Council cannot guarantee that
 the data shown on this map is 100% accurate.

© 2007 Hastings



1:10000 Hastings Mega Centre - North Eastland District Council Development Consent Application - 10/09/2004 - 10/09/2004 - 10/09/2004



**PROPOSED HASTINGS MEGA CENTRE
DEVELOPMENT CONCEPT PLAN**

SITE PLAN 1:750

TOTAL AREAS	
APPROXIMATE SITE AREA	60,000 M ²
APPROXIMATE COVERED BUILDING AREAS	28,000 M ²
TOTAL CARPARKING	270 x 1.2M

SCALE 1:750 @ A1; 1:1500 @ A3
DATE: 10-09-2004
JOB NO: 1006-01
DWG NO: SK1K



HASTINGS DISTRICT COUNCIL
OLDFIELD & COMPANY
ARCHITECTS



WOODWARD MITCHELL
ARCHITECTS
P.O. BOX 510