

## SECTION 9B FLAXMERE VILLAGE CENTRE ZONE

### 9B.1 INTRODUCTION

The Flaxmere Village Centre area is an important focal point for the local community as it is where many local people go to purchase day to day goods and services. The Town Centre however requires planning approaches that support revitalisation as well as amenity improvements to the built environment. In 2007, Hastings District Council completed the Urban Design Framework (UDF) for the Flaxmere Town Centre. This document provides the basis to this section of the Plan.

The purpose of the Flaxmere Urban Design Framework is to provide a land use planning framework that helps guide decisions on urban form as well as land use and community projects in and around the Flaxmere Village Centre. Key design principles for the development of the village centre seek to give effect to the community vision in the Flaxmere Community Plan and draw on the New Zealand Urban Design Protocol with identified opportunities to deliver places that can help turn goals into reality.

This Urban Design Framework (UDF) was initiated as a response to community concerns and aspirations to address issues relating to the Flaxmere village centre and the need to utilize the opportunity that Council has as owner of significant areas of land within and adjacent to the village centre, to shape and influence new development. The concerns were over increasing social problems, lack of economic activity, stagnant growth of the town centre in providing shopping needs and services for the local community.

Through consultation, the community has expressed strong support for a vibrant village centre area with better opportunities and a safer environment for the local community. The future development and sustainability of the Flaxmere village centre will require an integrated and urban design approach directed by the key Framework principles of: Access and Connectivity; Safety and Vitality; Sense of Place; Diversity and Sustainable Environments.

The Framework explored the community priorities in the Flaxmere Community Plan. In addition the Flaxmere Town Centre Urban Design Health Impact Assessment (HIA) and the Paharakeke Project identify the need for change and support the recommendations of the Urban Design Framework.

### 9B.2 RESOURCE MANAGEMENT ISSUES

- 1. Existing buildings and road infrastructure within the Flaxmere town centre are poorly connected, designed in isolation and have no clear relationships to both the immediate and wider environment.**

Explanation:

Flaxmere's existing urban structure and settlement pattern do not encourage ease of movement and connectivity for people and goods locally or regionally. Flaxmere's location in the wider district roading network is generally an end destination only and has been described as New Zealand's largest cul-de-sac. This positioning, for instance, deters people travelling from the rural areas surrounding Flaxmere, from going through or visiting the Flaxmere village centre. In addition, the road and access network in and around the village centre encourages vehicles to visit the various uses in a segregated way, with most of the uses having separate access points and separate car parks (examples are the swimming pool, library/community centre, shopping centre). The existing uses within the village centre do not have strong physical interconnections, and do not encourage movement between uses. This means for example visitors to the swimming pool do not generally create a benefit for businesses in the village centre due to the poor connection between the two areas. Pedestrian links with the surrounding residential area are weak within the centre, with only one formalised link with the housing

for elderly to the south east of the Swansea Road boundary. These connection issues do not promote sustainable transportation, and detracts from making the centre of Flaxmere a more vibrant place.

- 2. The Flaxmere village centre does not offer the range of goods and services necessary to meet the week to week shopping needs of its residents, resulting in reduced custom and a lack of economic and social activity.**

Explanation:

Flaxmere has a population of over 10,000 people, but does not have a village centre hub that reflects its community. There is also a lack of employment opportunities within the village centre in relation to the population size. The village centre has a lower supply of retail floor space than the national average (less than 20% of the national average of 2m<sup>2</sup> per person, source: Patrick Partners, August 2009). However it is recognised that it is difficult to pinpoint how the national average works in combination with the suburb of Flaxmere and the regional shopping function provided in Hastings. The existing private shopping centre is reliant on the smaller scale New World Supermarket and contains a number of vacant shops despite the undersupply of retail activity. Whilst the centre is often busy, its layout is dominated by vehicle movement, and contains little in the way of active and attractive spaces for people to meet and enjoy. The viability of the existing shopping centre in its current form may be even more threatened by commercial development around it if good physical and transport connections are not provided in a manner that links the centre to any new development.

- 3. The Flaxmere village centre does not have a strong positive sense of place.**

Explanation:

Flaxmere, including its village centre has a car transport based street design, and the village centre does not always feel like an inviting place for people to be (in part because of its historical context it could be described as auto-centric which is at odds with human scale development). The existing shopping centre has some value in its consistent architecture by John Scott. The rest of the village centre has a disjointed relationship of buildings mainly located around the back of the shopping centre, which are focussed on their self serving car parks, have understated entrances, and do not physically link well with surrounding uses. This has resulted in a village centre with little in the way of a positive sense of place or identity that reflects the community of Flaxmere. This lack of sense of place and positive identity can potentially have a detrimental social and cultural effect on Flaxmere.

- 4. The Flaxmere village centre has a number of buildings with large blank wall facades and a lack of active frontages that present on to public spaces and potential new street locations.**

Explanation:

There are a number of key buildings in the village centre that present large scale continuous blank walls as an interface to public space, in particular; Waterworld; Flaxmere Library/Flax Rock complex; and the back service area of New World. There is a lack of active edges and this presents poor amenity and safety to the surrounding area and potentially for new streets that are desirable to increase connectivity. The entrances and windows of the Library and Flaxrock buildings are understated and provide very little in the way of visual interest and amenity to the village centre, they also provide poor surveillance of this public open space. The sides of the existing New World Building do not present any visual interest amenity to the western side adjoining the village green, presenting the outdoor storage and service areas. These frontages if not integrated and left as they are, are likely to detrimentally affect the visual amenity, surveillance and safety of the centre.

- 5. Parts of the Flaxmere village centre are not perceived as safe to all, the layout and orientation of many buildings do not provide good natural surveillance and there is a history of anti-social behaviour by some.**

Explanation:

This issue is significant to the community who want a safe and secure village centre environment. Some of the buildings don't relate well with each other and have design characteristics that lend themselves to greater opportunities for criminal and antisocial behaviour and contribute to a perception of being unsafe. The layout and orientation of the existing shopping centre backs onto

public open space and faces away from community facilities, and these areas have little natural surveillance (which if available helps to deter crime). The existing layout and design of the centre results in adverse safety effects.

- 6. There are potential problems with how any future residential housing is designed and developed in the Flaxmere village centre and it requires a different planning response with a greater emphasis on urban design than has been applied in the traditional suburban development.**

Explanation:

There is a perception nationally that higher density developments equate to poor quality. Flaxmere has in some of its established residential streets, issues with the aesthetic design and quality of some of its housing types, particularly infill housing on sections originally designed for one house. For the Flaxmere village centre it is particularly important to achieve well designed housing that contributes positively to the amenity of the area. It is important to manage the sensitivity of residential design, use, privacy, and location close to commercial uses, to ensure adverse amenity effects such as noise are managed, likewise it is important for commercial uses to be able to operate, without being overly restricted by nearby residential use.

- 7. There is currently a lack of buildings and development in Flaxmere that incorporate sustainable design.**

Explanation:

Flaxmere (and Hastings District and New Zealand generally) has a lack of quality, well designed buildings in regard to energy and water efficiency. Flaxmere has natural advantages with regard to sustainable design solutions given its access to a high number of sunshine hours and its free draining gravel soils. Not adopting sustainable solutions has the wider effects of; increased use of fossil fuels for transport and heating on the local environment (and on a grander cumulative scale, global warming) and unsustainable storm water disposal. This contributes to adverse effects on local air quality and accelerated discharge of water runoff and contaminants to local watercourses. The redevelopment of the town centre and immediately adjacent commercial uses offers the opportunity for more environmentally sustainable buildings and transportation opportunities and to showcase Flaxmere as a sustainable centre.

- 8. Development of the Flaxmere village centre may reduce open space and recreation opportunities for people.**

Explanation:

Flaxmere village's commercial area is centrally located in relation to its residential population. Flaxmere Avenue, Henderson Road, Flaxmere Park and the Village centre combined make a significant contribution to the overall open space perception and amenity of the area. While the village centre is home to a number of community facilities and active outdoor recreation uses, they do not relate well to each other and sit behind the existing shopping centre. The open spaces within the village centre are large and contribute to a sense of openness, which is largely undeveloped and its amenity values are generally low, except from the outlook of houses overlooking the space on the western side of Caernarvon Drive. There is a lack of well designed community spaces, and to facilitate the village centres development the existing skate bowl and hard courts will need to be removed. The skate bowl, basketball court and tennis courts are important youth focussed recreation facilities that will need to be moved to a more appropriate location, otherwise this will diminish local recreation opportunity and choice. This is recognised in the Flaxmere Park Reserve Management Plan. With regards to redevelopment it is important that where public open space is incorporated it is of quality and high amenity value.

## **9B.3 RESOURCE MANAGEMENT STRATEGY**

Appendix 9B-01 presents the precinct framework for the development and implementation of improvements with potential to enhance the vibrancy and vitality of the Flaxmere village centre. The precincts illustrate the land uses, activities and indicative main connections that will add to the enhancement and development of the Flaxmere Village Centre. Council through Hastings District Properties Limited will oversee the majority of the development of the centre.

The primary resource management strategy for the Flaxmere Village Centre is enabling a mix of activity and development to foster activation of the village centre; creating an economic and social focus around the community facilities and main streets (shown in indicative alignments) using the restricted discretionary resource consent approach to allow for redevelopment of publicly owned land and stimulate privately sector investment; enabling better access and connectivity with residential areas of Flaxmere and the wider Hastings District; as well as incorporating urban design principles to ensure that existing and new developments establish safe accessible linkages and a sustainable village centre environment.

The different uses are grouped into specific 'Precincts' so that each area can be developed and managed in specific ways that are beneficial in combination with each other. There are overarching objectives that integrate each of these different Precincts to ensure consistency of development in all precincts in achieving the vision for the Flaxmere Village Centre in the principle objective. The physical boundaries of the three precincts are based around existing activities and uses within the Village Centre.

The Precincts are as follows:

### 1. Commercial Precinct

The main purpose of the Commercial Precinct is to focus retail and commercial core activities including cafes, restaurants, retail shops, food outlets, health care services, educational uses, community as well as recreational activities as the focal point of the community. The Commercial Precinct area includes the existing privately owned shopping centre and part of the vacant Council land to the west. This recognises the need to accommodate new commercial activities and linkages throughout the precinct. The indicative north-south link roads and extension of Henderson Road will be the core connections, additional streets branching off these and off Swansea and Caernarvon Roads is also anticipated. A full service supermarket is instrumental in generating a higher number of local visitors and is intended to anchor shops and businesses to establish in the centre. With enhanced linkages and proposed new development, residents living close to the centre may benefit from amenities that are within walking distance promoting an active and healthy lifestyle. In addition, services that are located close by with a choice of ways to get around easily will make the centre accessible from the inclusion of a variety of transport modes such as convenient bus service, safe cycle routes as well as pleasant walk ways and linkages.

### 2. Commercial Service Precinct

The aim of this Precinct is to maintain this area for commercial service activities which are non retail commercial activities including offices, repair services, personal services, educational, health care, commercial and limited forms of housing. This is intended to support the Commercial Precinct by discouraging the spread of retail, and traditional 'high street shopping activities' to this area and away from the Commercial Precinct centre. It also permits limited forms of residential activity. The planning provisions for this area recognizes and provides for the continued operation and expansion of the existing commercial service uses as it complements the centre in providing some flexibility and allowing a variety of uses. It is important for the local community to have accessible localised services reducing the need to travel out of the suburb.

### 3. Community / Residential Precinct

This Precinct comprises of publicly owned land to the south west of the Flaxmere Village Centre and includes the existing Swimming Pool and the Library /Community Centre. The Precinct provides for the continuation of the use of existing public facilities as well as the potential to accommodate future growth. This area is considered essential in promoting well designed housing opportunities and central living close to community amenities and retail activities increasing natural surveillance.

Controls on building developments will encourage well designed quality housing and an urban form that ensures comfortable and acceptable central living standards. More people present in the town centre help keep it alive, vibrant and safe. Studies have shown that well designed housing in urban centres provide a sense of safety, ownership and liveliness for those using the area. To ensure high amenity levels building design controls will apply to all sectors including residential development.

The framework recognises open space in this precinct which adds to the amenity and function of the village centre. Importantly it also provides room for the enhancement of existing or new community and recreational facilities and flexibility for any development to be integrated into the character and layout of the area as a whole. This in turn supports the core function of the Village Centre.

## **9B.4 OBJECTIVES**

### **FLAXMERE VILLAGE CENTRE ZONE – PRINCIPAL OBJECTIVE**

***FVCPO1: To create and maintain an accessible, functional and dynamic Village Centre which offers a variety of choice and stimulates opportunities that contributes to a better quality of life and an enhanced community well-being.***

### **FLAXMERE VILLAGE CENTRE ZONE – URBAN DESIGN OBJECTIVES**

#### ***FVC01: Vitality and Sustainable Environment***

- A) Enable a mix of compatible land use activities to foster the development of a prosperous, well used Flaxmere Village Centre.*
- B) Focus retail and commercial activities within the Commercial Precinct while promoting the establishment of residential, community/recreational and commercial service activities in the adjoining precincts.*
- C) To enable housing options that are accessible to the village centre amenities and are designed in a comprehensive and sustainable manner that manages amenity effects and the interface with surrounding commercial uses.*
- D) Promote and provide for efficient and sustainable forms of transport including cycling, walking and public transport throughout the Village Centre.*
- E) Provide for opportunities including comprehensive and residential living within the Village Centre that are well designed and contribute to the vibrancy of the area*
- F) Recognise existing established uses within the Flaxmere Village Centre area and provide ongoing opportunity for redevelopment and enhancement to achieve greater efficiency, amenity and sense of place.*

#### ***FVC02: Access and Connections***

- G) Enhance the Village Centre with connections for multi-modal transport options that link up with existing pathways, streets, transport routes, parks, and to and from the wider Flaxmere settlement.*
- H) Promote an accessible village centre that accentuates pedestrian comfort, safety and provides convenient access and parking*

#### ***FVC03: Sense of Place and Identity***

- I) Revitalise the Village Centre and improve the main entrances into the Centre.*
- J) Promote the Village Centre as a social and economic hub and incorporate public open spaces for community events and a variety of uses and opportunities.*

- K) Provide for the development of a pleasant desirable environment for businesses to want to locate in and for people to want to work, visit and live.*
- L) Promote the incorporation of functional local artworks and designs that enhance community identity, pride and reflect the multi-cultural blend of the local community*

**FVC04: Health, Safety and Amenity**

- M) Ensure that well designed developments include key urban design features that enhance natural surveillance and public safety, that promote community use of public spaces and facilities and reduce opportunities for crime to occur.*
- N) To ensure the establishment of new Streets with active edges overlooked by commercial activities (shop fronts in particular), houses and community facilities*
- O) Quality and energy efficient developments are enabled for sustainable living and contribute to improved health and social well being.*
- P) Ensure the effects of activities within each Precinct and on each other as well as the wider environmental context can be managed to facilitate a pleasant and thriving Village Centre.*
- Q) To avoid the Negative health, social and wellbeing effects arising from the sale of alcohol within the Flaxmere Village Centre.*

**FVC05: Building Design Quality**

- R) To ensure the design, form and scale of development within the Village Centre are consistent with the design principles of the NZ Urban Design Protocol.*
- S) To ensure the establishment of energy efficient and high quality developments are compatible with the surroundings and emphasizes a high level of amenity, promotes safety and contributes to community well being*

## **9B.5 POLICIES**

The following policies relate to and provide direction from the objectives in section 9B.4. It is noted that the objectives and policies inter-relate, and to indicate the key links the related objectives will be noted at the end of each policy.

### **COMMERCIAL PRECINCT**

**CPP1 Enable and provide for the Flaxmere Commercial Precinct as the community focal point for retail, commercial, administrative, health care, community and entertainment activities by encouraging compatible activities to establish there.**

Explanation

The Commercial Precinct is the principal commercial centre of Flaxmere. It will be the main retail core and focal point for shopping, groceries, cafes, restaurants, offices, healthcare services, community uses, entertainment facilities as well as providing pleasant public open spaces to mingle and gather. The District Plan encourages a wide range of compatible activities to locate in the Commercial Precinct and controls the adverse effects of activities which might detract from it. It is important that this function is strengthened and maintained to establish an identifiable heart to Flaxmere and to enable the delivery of a range of services and benefits for the wide ethnic mix of residents, youth, elderly and visitors to Flaxmere.

CPP1 links with Objectives FVCP01, and FVC01 A)

**CPP2 Strengthen the retail capacity by enabling and providing for the comprehensive development of a new supermarket and additional shops.**

Explanation

A new full service supermarket in the north western quarter of the village centre is instrumental in attracting and anchoring associated businesses as well as generating regularly higher numbers of customers and foot traffic in the centre. District Plan rules and standards govern the design, location and external appearance, landscaping as well as parking requirements of commercial developments in the Precinct. It is expected that the new supermarket can benefit existing businesses and influence other smaller retailers and businesses to locate in the vicinity and draw in customers to the Flaxmere Village Centre which will enhance the retail capacity of the Commercial Precinct.

CPP2 links with Objectives FVCP01, FVC01 A), FVC01 B) and FVC03 J)

**CPP3 Maximize convenience for pedestrians within the Commercial Precinct by ensuring there are various modes of transport with priority for safe pedestrian linkages and identifiable walking networks.**

Explanation

The safety and convenience of pedestrians will be achieved by ensuring that the design of the street network includes the integration of identifiable walkways, cycle routes and an efficient public transport system. Choice of travel options such as cycling, walking or bus need to be considered with the availability of convenient parking, this may include shared uses, central parking or facilitating other means of travel such as car-pooling or bike and ride where appropriate. Such convenience includes an adequate mix of short-term on-street shopper parking within and around the core of the Commercial Precinct, as well as long-term off-street shopper parking areas around the periphery of the centre. This is important to meet the different needs of people visiting or shopping in the Precinct. Car parks around the periphery of the centre 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).

CPP3 links with Objectives FVCP01, FVC01 D), FVC02 G), FVC02 H), FVC04 O), and FVC05 R)

**CPP4 Ensure an open and sunny aspect for streets and open spaces within the Commercial Precinct.**

Explanation

The orientation of streets and public spaces need to consider exposure to solar orientation for amenity and comfort as well as highlighting potential for passive solar initiatives in individual building developments. The use of assessment criteria and performance standards, which control the height of buildings, and in relation to boundaries, are provided to ensure that adequate sunlight is admitted to streets within the Commercial Precinct.

CPP4 links with Objectives FVCP01, FVC03 K), FVC04 M), FVC04 P), and FVC05 R)

**CPP5 Require continuity of retail frontage and the protection of pedestrians from adverse climatic elements.**

Explanation

Continuity of retail frontage built to the street boundary will help strengthen street edge definition to enhance visual continuity and sense of enclosure. A continuous pedestrian shelter or veranda coverage on every building fronting the main streets within the Commercial Precinct in the Flaxmere Village Centre will provide some cover for users from adverse climatic conditions.

CPP5 links with Objectives FVCP01, FVC04 N), and FVC05 R)

## **COMMERCIAL SERVICE PRECINCT**

### **CSPP1 Promote the location of commercial service activities in the Commercial Service Precinct**

#### Explanation

There is a concentration of established commercial service type activities such as the existing service station (including hair salon and take away food outlet) and the Work and Income Building on this part of the Village Centre. The Commercial Service Precinct is intended to provide for localized commercial service type activities within the Flaxmere Village Centre to contribute to both employment opportunities and the range of services available to avoid the need of local residents to travel out of the suburb.

CSPP1 links with Objectives *FVCP01, FVC01 A), and FVC01 B)*

### **CSPP2 Discourage any new retail shops establishing within the Commercial Service Precinct.**

#### Explanation

This policy recognises the need to avoid the spread of retail activities so as to maintain and enhance the density of activity and vibrancy within the Commercial Precinct to establish it as the identifiable heart of Flaxmere. The District Plan includes provisions to ensure this containment so as to sustain the retail function of the adjoining Commercial Precinct.

CSPP2 links with Objectives *FVCP01 and FVC01 B)*

## **COMMUNITY/ RESIDENTIAL PRECINCT**

### **CRPP1 Provide opportunities for a variety of community recreation activities and residential activities in close proximity to the centre**

#### Explanation

The existing Flaxmere Library, swimming pool, indoor climbing centre, gym and associated facilities have a local and regional importance for the social and cultural well-being of the people of Flaxmere, and the residents of the wider District that use these facilities. These uses are also important for the future success of the Flaxmere Village Centre, encouraging visitors and residents to use these facilities. The development and connections proposed with the rest of the centre should result in flow on benefits. It is important that site specific rules are established that allow for these locally and regionally significant uses to remain, expand and to relate better to the rest of the village centre.

The residential component of this precinct will offer residents the opportunity to be in close proximity to the commercial and community centre of Flaxmere, and ease of access to public transport and walking and cycling facilities. A close proximity of residents has the potential to benefit business prosperity, and encourage more activity in the Commercial Precinct.

CRPP1 links with Objectives *FVCP01, FVC01 A), FVC01 B), FVC01 C), and FVC03 I)*

### **CRPP2 Ensure a high quality housing development with a high level of amenity within the Flaxmere Village Centre.**

#### Explanation

The Community/ Residential precinct is an appropriate location for housing development in particular, in relation to the Caernarvon Drive frontage. This will offer residents the opportunity to be in close proximity to the commercial and community centre of Flaxmere, and ease of public transport and walking and cycling access. A close proximity of residents has the potential to benefit business prosperity, and encourage more activity in the Commercial Precinct. A high level of amenity for new housing is important, and has a number of aspects including quality of materials and building finish, privacy, security and access to sunlight and outlook. All are important environmental concerns that affect quality of life and public health and should be



considered when designing housing development within the Flaxmere Village Centre. Specific measures to protect and enhance housing amenity are included as standards and assessment criteria.

CRPP2 links with Objectives *FVCP01, FVC01 A), FVC01 B), FVC01 C), FVC04 N), FVC05 R) and FVC05 S)*

**CRPP3 Ensure that housing developments create attractive streetscapes, and contribute to better linkages throughout the Flaxmere Village Centre.**

Explanation

It is crucial that new development contributes to quality external design outcomes, making for an attractive village centre with a strong positive sense of place. Any new building or other development will have an impact on the surrounding area. The degree of impact will be dependent on size, location and appearance of the building in the townscape. It is important therefore that such development is in harmony with any existing adjoining development. As there are existing vacant areas in the centre, it is also important that new development is also likely to be compatible with future surrounding use. The layout of buildings within the site is important particularly with larger developments where the relationship between buildings, open spaces, street frontages, and solar orientation and other features of the site need to be carefully considered if an attractive development, well related to its surroundings is to result. All development should respect the setting of its site in relation to the overall townscape or landscape and should not, through poor design, have a detrimental effect. A range of design measures are included as standards and assessment criteria to ensure housing development contributes to strong and attractive streetscapes.

CRPP3 links with Objectives *FVCP01, FVC02 H), FVC04 N), and FVC05 R)*

**CRPP4 Encourage any additions and alterations to existing Flaxmere Community Facilities to be designed in accordance with urban design principles including the NZ Urban Design Protocol so the buildings can relate positively to the adjoining uses and contribute to a more attractive level of amenity.**

Explanation

The existing community facilities in Flaxmere which include the swimming pool, library and rock climbing centre are not generally in keeping with good urban design principles. As such the large continuous walls, lack of windows, and understated entranceways will not be able to relate well visually or practically with the surrounding development anticipated in the Flaxmere Concept Plan. This policy recognises the importance of if and when any new buildings, or alterations or additions are proposed to the existing facilities, that these new works can help redress the balance. By creating frontages of the buildings that visually and practically enhance the façade and entranceways of these large community buildings.

CRPP4 links with Objectives *FVCP01, FVC03 I), FVC03 K), FVC04 M), FVC04 N) and FVC05 R)*

**CRPP5 Enable the continued operation and progressive development of the existing Flaxmere Community Facilities to cater for the growing population of Flaxmere and increased numbers of visitors**

Explanation

The importance of these facilities to the Flaxmere Village Centre is provided in the explanation to CRPP1 above. Given this importance there is a need to provide the opportunity for these facilities to expand in the future. Consideration needs to be given to this need when considering the development of land in proximity to these facilities.

CRPP5 links with Objectives *FVCP01, FVC01 A), and FVC03 I)*

## **POLICIES RELEVANT TO MULTIPLE PRECINCTS IN THE FLAXMERE VILLAGE CENTRE ZONE**

### **FVCZP1 Develop and enhance the street network and associated infrastructure throughout the Flaxmere Village Centre.**

#### Explanation

A new north to south link and an extension of Henderson Road will be the main routes into the Commercial Precinct which will set the structure for improved road connections and enhanced pedestrian and vehicle linkages to and from the surrounding precincts and residential areas. The District Plan will include performance standards to allow and manage development of the new street network and to maximise 'active building frontages' or landscaped open space adjoining the street network.

FVCZP1 links with Objectives FVCP01, FVC01 D), FVC02 G), FVC02 H), FVC03 J), FVC03 K), FVC04 M), FVC04 N), and FVC05 R)

### **FVCZP2 Provide good connections for walking and cycling, for all sectors of the community including the elderly and those with restricted mobility, by formalising safe identifiable routes throughout the centre, having buildings that overlook open spaces and streets, and design that minimises opportunities for crime.**

#### Explanation

The promotion of well-designed walkways and safe cycle ways is well suited to the flat topography and population dynamics of Flaxmere where walking and cycling are attractive means of travel. Cycle ways need to be safely designed to have good visual outlook to the street and in the vicinity of public open spaces to enhance security.

Any new traffic and road improvements will need to enhance pedestrian links within and through the each Precinct at convenient and accessible locations. New developments will need to consider pedestrian access, well designed footpaths and walkways. Thorough fares and strategically designed footpaths relative to the road network should be considered carefully to ensure safety and convenience of pedestrians.

The Best Practice Design Guide with the Engineering Code of Practice will ensure these facilities are safely integrated into the street environment and road network for security and safety of users. Identifiable pedestrian and cycle routes need to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles to ensure environments where walking and cycling are safe and therefore encouraged.

FVCZP2 links with Objectives FVCP01, FVC01 C), FVC01 D), FVC02 G), FVC02 H), FVC03 K), FVC04 M), FVC04 N)

### **FVCZP3 Ensure commercial buildings enhance the public realm through well designed built edges and active frontages.**

#### Explanation

The amenity and character of the street is strongly influenced by the way that buildings relate to the street. Typically buildings that make a positive contribution to the street are built to the street edge and have 'active frontages' i.e. they face the street and show signs of activity inside (such as shop fronts and window displays) or generate activity on the footpath (such as cafes). They also integrate well designed signage that is appropriate to the environment and scale of the buildings. Council has included a range of standards and design criteria in the District Plan to ensure that new buildings will relate to the street in the Commercial and Commercial Service Precincts.

FVCZP3 links with Objectives FVCP01, FVC03 K), FVC04 M), FVC04 N), FVC05 R), and FVC05 S)

### **FVCZP4 Encourage any development or landscaping including art works within the Flaxmere Village Centre, to have regard to the Paharakeke concept, take into account principles of**

**the Te Aranga Maori Landscapes Strategy and the Hastings District Landmarks Development Plan that reflect the local cultural mix and sense of place.**

Explanation

This policy highlights the need to consider development in the local context where the community values local art, talent and positive contributions into creating a sense of place. The use of flax species and the principles of the Paharakeke project reflect the strengths, relationships and the people of Flaxmere. The Te Aranga Maori Cultural Landscape Strategy also includes useful principles in relation to enhancing amenity of the local environment, landscaping and working together to achieve an outcome that reflects the context of the community and place. The Hastings District Landmarks Development Plan is based on the principles of promoting architecture, landscape, history and art in public places. Within the context of Flaxmere, the principles of Paharakeke, the Te Aranga Strategy and Landmarks are mutually compatible.

FVCZP4 links with Objectives *FVCP01, FVC03 L), and FVC05 S)*

**FVCZP5 Encourage new development and servicing infrastructure to integrate low impact urban designs and efficient energy use.**

Explanation

Sustainable development is a key objective in Council's Long Term Plan (LTP). The development of the Flaxmere Village Centre provides an opportunity to promote sustainable development therefore achieving good outcomes for the environment and community and in showcasing Flaxmere as a 'sustainable centre'. Good solar access and free draining gravel soils provide an ideal setting for sustainable development within the Flaxmere village centre.

FVCZP5 links with Objectives *FVCP01, FVC04 O), FVC05 R), and FVC05 S)*

**FVCZP6 Ensure commercial developments are designed to maximise safety and security in the Flaxmere village centre.**

Explanation

This policy requires the need to take into account Crime Prevention Through Environmental Design (CPTED) principles. District Plan standards will ensure that commercial buildings have transparent windows fronting public spaces (including streets and walkway/cycleways), and that landscaping and the location of structures ensure safety of pedestrians and promote natural surveillance and security.

FVCZP6 links with Objectives *FVCP01, FVC04 M), FVC04 N), and FVC05 R)*

**FVCZP7 Promote housing for the elderly in the Commercial Service and Community/ Residential Precincts that is developed comprehensively and incorporates sustainable stormwater design methods.**

Explanation

The Commercial Service Precinct and Community/ Residential Precinct are appropriate locations for comprehensive and relatively higher residential density housing (in the context of Flaxmere and Hastings) as it is in close proximity to Village Centre amenities, public open spaces, and all local transport modes. This location will offer elderly residents opportunities to walk to these amenities and to take advantage of public and active forms of transport. A higher density of residents in this area will also be of benefit to businesses in the Flaxmere Village Centre Zone.

Sustainable Low Impact Design (LID) principles should be considered when designing such housing developments. Guidance on LID is contained within the Subdivision and Infrastructure Development Best Practice Design Guide.

FVCZP7 links with Objectives *FVCP01, FVC01 C), FVC05 R), and FVC05 S)*

**FVCZP8 Ensure any housing creates an attractive streetscape, and high standard of amenity in the Commercial Service and Community/Residential Precincts.**

Explanation

Flaxmere Village Centre will have an attractive and unique character and to ensure that this is so, it is important that new development has a high standard of amenity, and complements its surrounding environment. The degree of impact will be dependent on its size, location, and appearance of the building(s) in the streetscape. The layout of buildings within the site is important particularly on larger developments where the relationship between buildings, open spaces, car parking and other features of the site needs to be carefully considered if an attractive development that relates well to its surroundings is to result. All development should respect the setting of its site in relation to the overall streetscape and should not, through poor design, have a detrimental effect. Amenity has a number of aspects including privacy, security and access to sunlight and outlook. All are important environmental concerns that affect quality of life and public health and should be considered when designing any housing development. Urban design standards and assessment criteria are included in the District Plan to ensure this.

FVCZP8 links with Objectives *FVCP01, FVC01 C), FVC04 N), FVC05 R), and FVC05 S)*

**FVCZP9 Ensure that the effects of activities are avoided or minimised, including: bulk, location, scale, noise, lighting, and visual impacts, in and between each precinct, in particular the commercial/residential interface.**

Explanation

The effects generated by a wide range of activities concentrating in the Commercial and Commercial Service Precincts, as well as Community facilities, can create adverse visual, noise, and traffic effects. It is essential to manage potential adverse effects that may be generated by commercial and commercial service activities located in close proximity to residential activities in particular. Performance standards are imposed to protect the commercial/residential interface by ensuring that buildings are not dominant or overshadowing, that noise levels are consistent with a low noise environment, that light levels are kept at acceptable levels, as well as screening of storage areas, landscaping and the control of the size of signage with regards to the general amenity of the area.

FVCZP9 links with Objectives *FVCP01, FVC01 C), FVC03 K), FVC04 M), FVC04 N), FVC04 R) and FVC05 S)*

**FVCZP10 Ensure that commercial activities in the Commercial and Commercial Service Precincts that include the sale of alcohol are managed to avoid the potential for an increase in adverse health, social and wellbeing effects in Flaxmere.**

Explanation

There are a number of existing premises in the Flaxmere Village Centre and the wider area that sell alcohol either under an 'on' or 'off' license. The Health Impact Assessment undertaken by the Hawke's Bay District Health Board identified additional alcohol outlets as a potential cause of increased negative health, social and wellbeing effects. The District Plan seeks to manage these effects through Discretionary Activity status, and assessment criteria, while an allowance is given for the sale of alcohol in supermarkets (reflecting the tight control of alcohol sale within supermarkets and the limited variety of alcoholic beverages permitted to be sold within them under liquor licensing laws). In restricting the sale of alcohol within the Flaxmere Village Centre balance is sought to enable the establishment of cafés and restaurants in which the sale and consumption of alcohol would be secondary and accessory to the sale and consumption of food.

FVCZP10 links with Objectives *FVCP01 and FVC04 Q)*

## **FVCZP11 Encourage redevelopment and consolidation of existing established uses.**

### Explanation

This policy recognises existing established uses within the Flaxmere Village Centre. It recognises that redevelopment and consolidation of activities may better reflect the urban design objectives and better contribute to enhanced amenity whilst at the same time allowing for their continued use.

FVCZP11 links with Objective *FVCP01 and FVC01 F)*

## **9B.6 METHODS**

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

- **Hastings District Plan Rules and Standards**

The District Plan guides and controls how land is used, developed or protected in order to avoid or lessen the impact of any adverse effects. Specific rules and performance standards including assessment criteria ensure that effects of any activities including subdivision, traffic and parking, building height, bulk and location, network utilities, noise, earthworks and any new developments will be managed appropriately. The structure of rules and standards provide some flexibility in encouraging a range of activities to establish and operate in the Village Centre and to give effect to identified objectives and policies to manage the use, development and protection of physical and natural resources within the district in a sustainable manner.

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

This document guides new subdivisions and the upgrading and retrofitting of infrastructure. A design process and guidelines on best practice and sustainable subdivision and infrastructure design is demonstrated to help developers, subdivision designers, landowners and anyone wishing to undertake development within Hastings District.

- **Hastings District Consolidated Bylaws**

The Hastings District Council Bylaws made under the Local Government Act 2002 provide consistency in interpretation of terms used in various bylaws and to provide for matters general to a number of bylaws, specifically use of public places, licensing, dispensations, offences and penalties, service of documents, officers powers, the imposition of fees and delegation of powers. These bylaws sit outside the District Plan and are significant to the processes and management of specific operations within the Flaxmere Village Centre.

- **Flaxmere Town Centre Urban Design Framework**

The Flaxmere Town Centre Urban Design Framework (2007) has played an important part in shaping this section of the District Plan and will continue to be used as a reference document to help enhance the Flaxmere Village Centre urban environment. It outlines the urban design planning framework for the development and enhancement based on community aspirations in the Flaxmere Community Plan 2005. It has set the key urban design principles and priorities identified through community consultation.

- **Flaxmere Planning Committee**

The Flaxmere Planning Committee works with Council and key stakeholders in overseeing (amongst other initiatives) the implementation of the Flaxmere Community Plan and monitors the progress of the Plan. The Committee liaises closely with Council, and has a number of local residents that drive the committee.

- **Hastings District Properties Limited**

The Council recognises that the utilisation and development of major land holdings in the Flaxmere Village Centre is a vital element in revitalising the town centre. Through Hastings

District Properties Limited, the Council will seek to develop some of its vacant land and facilitate the provision of new roads and infrastructure.

- **Assistance to Investors**  
The Council recognises that changes toward larger land holdings in the Flaxmere Precincts are a significant component in achieving comprehensive development. Continuity of through streets or cycle and walk ways across boundaries, or public space planning and development are important and may require assistance from Council for comprehensive development.
- **Hastings Urban Issues and Urban Design Framework Report 2010**  
This Report includes some recommendations for the development of Flaxmere, particularly with regard to residential housing, as part of the shift towards adopting best practice urban design principles.
- **Heretaunga Plains Urban Development Strategy (2010)**  
The Districts main urban growth strategy that identifies where new development areas should locate over the next 30 years, and where urban growth should occur in Flaxmere.
- **Long Term Plan and Hastings District Annual Plan**  
Council will ensure the allocation of funds for Council-initiated works such as the provision of servicing infrastructure, roading and traffic management improvements, the landscaping of streets, public open spaces and parking.
- **Flaxmere Security Patrol**  
The Hastings District Council will, subject to funding through its Annual Plan, continue to provide security patrols in the Flaxmere Village Centre. This has operated and will continue to operate in co-operation with the New Zealand Police, to improve the safety of the Flaxmere commercial centre particularly during evening hours.
- **Landmarks Plan and Philosophy**  
The Council and the landmarks committee's approach will help shape the development of public spaces, local artwork, local design and promote high quality amenity in the Village.
- **Health Impact Assessment of Flaxmere Town Centre Proposal (2009)**  
This document was produced by the Hawke's Bay District Health Board in 2009 and endorses the implementation of the Flaxmere Town Centre Urban Design Framework to achieve long term health benefits for the Flaxmere Community. The endorsement is subject to nine recommendations. Many of these recommendations need to be complied with on an ongoing basis. It is therefore important that this document is referred to as a checklist on an ongoing basis to ensure the redevelopment of the Flaxmere Village Centre results in the best health outcomes (which are generally consistent with best practice planning and urban design) for the Flaxmere community.
- **Aesthetic Design Panel**  
A design panel of specialists appointed by the Council may consider and comment on proposed developments within the Flaxmere Village Centre Zone to help ensure that such development gives effect to the objectives of the Zone. 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.

## **9B.7 ANTICIPATED OUTCOMES**

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

### **9B.7.1 Flaxmere Village Centre Zone**

The Flaxmere Village Centre Zone will be:

- i. An attractive and thriving centre that people desire to visit and work in
- ii. An accessible centre that encourages less vehicle trips to multiple destinations and reduces the need to travel out of the suburb
- iii. A place with choice of ways to get around, to and from the centre; walk, cycle, bus and/or drive
- iv. A place of opportunities where there is employment, services and activities are convenient and easily accessible and where car parking is not an issue
- v. A place of diverse blend of talents, skills, cultural mix and people working together
- vi. safe and comfortable with an attractive pedestrian and open space environment
- vii. A well used public places overlooked by well designed buildings
- viii. A village centre that contributes to a desirable standard of living and having an active, healthy and happy community
- ix. A compact village centre environment with focus on identity, community pride and a positive sense of place
- x. A place where the streets work for people and cars

### **9B. 7.2 Commercial Precinct**

The Commercial Precinct will:

- i. Be a safe and convenient place to shop, relax and enjoy
- ii. Be a compact and functional retail and commercial centre with a diversity of uses that are well connected

### **9B. 7.3 Commercial Services Precinct**

The Commercial Services Precinct will:

- i. Provide localised services conveniently located and easy to access.
- ii. Have a mix of uses that complements the Commercial Precinct and contributes to an attractive and sustainable village centre.
- iii. Acknowledge existing established uses.

### **9B.7.4 Community/ Residential Precinct**

The Community/ Residential Precinct will:

- i. Have a variety of community and residential uses conveniently located and provide natural surveillance within the centre
- ii. Include community facilities that improve amenity and contribute to generating activity
- iii. Include residential and community uses that are appropriate for the locality and support the core function of the Village Centre.

## **9B.8 RULES – ACTIVITY TABLES**

The activity status and Performance Standard requirements provided for in the Rules of the Flaxmere Village Centre may be modified by the specific provisions of the Resource Management Units (RMU) in Part C. Any activity must comply with the RMU provisions first, before applying the following rules. Activities classed as District Wide Activities also apply first over the Flaxmere Village Centre Zone rules.

In regard to the rules of the activities tables:

- All activities are subject to general standards and terms in Section 9B.9 and 9B.10 and where relevant, assessment criteria in section 9B.11. The following is a summary of the abbreviations used in the table. A detailed 'Key to Activity Status' is given below the tables and should be referred to in interpreting the tables. Because there are no controlled activities, Council has the discretion to grant or refuse resource consent to any activities other than Permitted Activities. The activity status summary and the tables that follow are ordered from the most lenient status to the most stringent resource consent status.
- Those activities marked ' **P** ' are permitted activities which are allowed without a resource consent where they comply in all respects with the relevant standards and terms.
- Those activities marked with ' **RDNN** ' are restricted discretionary activities requiring resource consent which will be considered without both the need for public notification and affected persons requirements;
- Those activities marked with ' **RD** ' are restricted discretionary activities requiring Council to consider the need to serve notice on affected persons requirements and/or the need for public notification;
- Those activities marked with ' **D** ' are discretionary activities requiring Council to consider the need to serve notice on affected persons requirements and/or the need for public notification.
- Those activities marked with ' **NC** ' are non-complying activities requiring Council to consider the need to serve notice on affected persons requirements and/or the need for public notification.

The following tables set out the status of activities in the three precincts (See Appendix 9B-01 for the precinct layout). The key to the activity status is below the tables.

### 9B.8.1 COMMERCIAL PRECINCT

RULE	ACTIVITY	STATUS
(1)	Commercial Activities (excluding the sale of alcohol)	P
(2)	<i>Supermarket</i> (including the sale of alcohol as an off license)	P
(3)	<i>Repair and general maintenance</i> that do not result in the external alteration of existing buildings or the construction of any new buildings	P
(4)	Community and education activities	P
(5)	Any new buildings, external alterations and additions to existing buildings, including demolition and relocation	RDNN
(6)	Any Permitted or Restricted Discretionary Non Notified activities not meeting one or more of the general or relevant specific performance standards and terms in Section 9B.9 and 9B.10	RD
(7)	Sale of alcohol as part of an on license premises	D
(8)	Any activity which is not provided for as a Permitted, Restricted Discretionary or Discretionary activity (This includes the sale of alcohol as an off license with the exception of 2. above)	NC



**9B.8.2 COMMERCIAL SERVICE PRECINCT**

	<b>ACTIVITY</b>	<b>STATUS</b>
(1)	Commercial service activities (excluding the sale of alcohol)	P
(1a)	The sale of alcohol from an existing or redeveloped premise on Lot 2 Deposited Plan 326973 (known as the Flaxmere Tavern)	P
(2)	<i>Repair and general maintenance</i> of existing buildings, including internal Alterations but excluding external Alterations	P
(3)	Any new building, that meets all of the general and specific performance standards and terms in sections 9B.9 and 9B.10	RDNN
(4)	Any external Alterations and additions to existing buildings, including relocation, that meet all of the general and specific performance standards and terms in sections 9B.9 and 9B.10	RDNN
(5)	Any Permitted Activity not meeting one or more of the general or relevant specific performance standards and terms in sections 9B.9 and 9B.10	RD
(6)	<i>Elderly housing</i>	D
(7)	Sale of alcohol as part of an on license for newly established premises	D
(8)	Any activity which is not provided for as a Permitted, Restricted Discretionary, or Discretionary activity (This includes the sale of alcohol as an off license)	NC

**9B.8.3 COMMUNITY/RESIDENTIAL PRECINCT**

	<b>ACTIVITY</b>	<b>STATUS</b>
(1)	Residential activities	P
(2)	<i>Flaxmere Community Facility</i> activities	P
(3)	<i>Repair and general maintenance</i> of any buildings that do not result in external alteration or new building	P
(4)	Any new buildings including alterations, relocation or demolition that meet all of the general and specific performance standards and terms in section 9B.9 and 9B.10	RD NN
(5)	Any Permitted or Restricted Discretionary Non Notified Activity not meeting one or more of the general or relevant specific performance standards and terms in section 9B.9 and 9B.10	RD
(6)	<i>Elderly housing</i>	D
(7)	Any Residential activity not meeting specific performance standard 9B.9.4 (Density)	NC
(8)	Any activity not provided for as a Permitted, Restricted Discretionary or Discretionary activity within the Community/Residential Precinct.	NC

**KEY TO ACTIVITY STATUS**

<b>ACTIVITY</b>		<b>EXPLANATION</b>
<b>Permitted</b> (Consent not required)	P	Activities are permitted provided they meet the General and Specific Standards and Terms in Section 9B.9 and 9B.10.
<b>Restricted Discretionary</b>	RD NN	Applications that are shown as RD NN will be considered without the need to obtain the written approval of affected persons, will be considered without the

(Consent required, but no consideration of notification)		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 9B.11 over which Council has restricted its discretion.
<b>Restricted Discretionary</b> (Consent required)	RD	Applications for Restricted Discretionary Activities may be considered without notification or without the requirement to serve notice.  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 and the ability of the activity to meet the remaining General or Specific Performance Standards and Terms in Sections 9B.9, 9B.10, 14.1.8, 14.1.9, 14.2.8, and 14.2.9 and the Assessment Criteria in Sections 9B.11 and 14.1.10.  Activities will be assessed and conditions may be imposed in relation to those matters identified above that Council has restricted its discretion over. Council can grant or decline restricted discretionary activities.
<b>Discretionary</b> (Consent required)	D	Activities will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 9B.11 of the Plan, and the Objectives and Policies of District Plan. Discretionary Activities may or may not be considered to require notification or affected persons consent. Council can grant or decline discretionary activities
<b>Non-Complying</b> (Consent required)	NC	Any application for a Non-Complying activity will be assessed against, but not restricted to those matters identified in the Assessment Criteria in Section 9B.11 of the Plan, and the Objectives and Policies of District Plan. Non-Complying activities will also be considered against all other relevant Resource Management Act (1991) matters. Non-Complying Activities may or may not be considered to require notification or affected persons consent. Council can grant or decline non-complying activities discretionary activities

## 9B.9 RULES - GENERAL PERFORMANCE STANDARDS

### FINANCIAL CONTRIBUTIONS

Please note: Financial contributions through District Plan Section 15.2 are no longer applicable. Please refer to the Hastings District Council [Development Contributions Policy](#) for further information regarding likely costs.

#### 9B.9.1 NOISE

Activities shall comply with the provisions of Section 14.2 of the District Plan on Noise.	<u>Outcome</u> The outcomes of Section 14.2 of the District Plan on Noise will be achieved.
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#### 9B.9.2 TRAFFIC, SIGHTLINES, ACCESS AND PARKING

Activities shall comply with the provisions of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading.	<u>Outcome</u> The outcomes of Section 14.1 of the District Plan on Traffic Sightlines, Parking, Access and Loading will be achieved.
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### 9B.9.3 LIGHT AND GLARE

<p><u>ALL PRECINCTS</u></p> <p>i. All external lighting shall be shaded or directed away from any adjoining residential 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</p> <p>ii. Any outdoor lighting shall be so selected, located, aimed, adjusted and screened as to direct such lighting away from any residential activity, elderly housing, visitor accommodation, health care services or roads.</p>	<p><u>Outcome</u></p> <p><i>Adjoining residential 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.</i></p>
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### 9B.9.4 DENSITY

Activity	Minimum Density	Outcome
Residential within the Community/Residential Precinct	1 dwelling per 500m <sup>2</sup> net site area	<i>Development intensity that is compatible with the existing and surrounding Flaxmere residential density, and enhanced street amenity and sense of place.</i>

### 9B.9.5 HEIGHT

The maximum height of all new buildings or structures within each precinct shall be:

	Precinct/Activity	Limit	Outcome
1	<b>COMMERCIAL PRECINCT</b>	12 metres with a maximum of 3 storeys	<i>Adequate sunlight will be admitted to streets to ensure an open and sunny aspect, while the flexibility of 3 storey development is enabled.</i>
2	<b>COMMUNITY/RESIDENTIAL PRECINCT</b> i) Residential Activities	10 metres with a maximum of 2 storeys	<i>The amenity of the residential area will be maintained by preventing tall obtrusive structures or buildings, and access to daylight on adjoining properties will be protected.</i>
2	ii) <i>Flaxmere Community Facility</i> activities	12 metres	<i>Adequate sunlight will be admitted to streets to ensure an open and sunny aspect, while the flexibility of slightly taller structures, and high ceilings for indoor recreation activities is enabled.</i>
3	<b>COMMERCIAL SERVICE PRECINCT</b>	11 metres with a maximum of 3 storeys	<i>Adequate sunlight will be admitted to streets to ensure an open and sunny aspect, while the flexibility of low roofline 3 storey development is enabled. 11 metres is a transition in height from the Commercial Service Precincts of the Centre between the adjoining Commercial Precinct, and the surrounding General Residential Zone.</i>

### 9B.9.6 HEIGHT IN RELATION TO BOUNDARY

<p><b>ALL PRECINCTS</b></p> <p>i. All buildings on residential sites within the Community/Residential Precinct, or on sites directly adjoining a residential activity, shall be contained within Recession Planes constructed in accordance with Appendix 9B-02. (applies to all site boundaries).</p> <p>ii. Where two residential buildings are connected (on adjoining sites) there is no requirement for a recession plane. For that common boundary only, must comply with recession plane along all other boundaries.</p>	<p><u>Outcome</u></p> <p><i>The amenity of residential activities in the Community/Residential precinct will be protected by preventing overly tall and obtrusive structures or buildings close to boundaries. This will provide a minimum level of access to daylight within this more sensitive living environment.</i></p> <p><i>Taller buildings are able to develop closer to boundaries throughout the remaining precincts of the Flaxmere Village Centre.</i></p>
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### 9B.9.7 BUILDING SETBACK DISTANCES

	Activity	Outcome (s)
(1)	<p><b>COMMERCIAL AND COMMERCIAL SERVICE PRECINCT</b></p> <p>All new buildings shall be built right up to the front boundary (legal road boundary). (Except Elderly housing development in the Commercial Service Precinct in accordance with 9B.10.1)</p>	<p><i>Street amenity is enhanced with continuity of street edge definition and continuity of active frontages that contribute to pedestrian ease of access and visual connection.</i></p>
(2)	<p><b>COMMUNITY/RESIDENTIAL PRECINCT</b></p> <p>A) Residential building (s):</p> <p>i. Minimum front yard: 2 metres.</p> <p>ii. Minimum side and rear yard: 1 metre, unless residential building on boundary is physically attached to a building on the adjoining side yard.</p>	<p><i>The street amenity of the Community/Residential precinct will be enhanced by houses having short set backs from roads. Providing safety through natural surveillance and having dwellings provide their face to the street. Private outdoor living space to the rear of residential buildings will be maximised.</i></p> <p><i>Street amenity will be maintained by residential buildings having front yard set backs compatible with the adjacent General Residential Zone.</i></p> <p><i>The opportunity to locate buildings next to each other on side boundaries enables efficient use of space, whilst the general 1m setback provides a minimum visual amenity of separation of residential buildings from boundaries</i></p>
(2)	<p>B) Garages and Car ports:</p> <p>i. Minimum front yard: 5m, and must open toward the street.</p> <p>ii. Minimum side and/or rear yard: 1m; except that it can be reduced to nil for up to a maximum of 10m along the boundary length (boundary length is exempt in part</p>	<p><i>Garages and Car Ports will be kept visually stepped back from dwellings to ensure they do not visually dominate the street, enhancing the visual frontage of housing to the street, making a more attractive and safe street environment. The 5m setback provides for a vehicle space within the property boundary, reducing</i></p>

	where the garage or carport on boundary is physically attached to a building on adjoining yard).	<i>demand on on-street parking.</i>  <i>Garages and car ports open towards the street, avoiding inefficient use of space. This also avoids the possibility of the sides of such buildings facing on to the street frontage, which do not lend themselves to providing visually attractive street frontage.</i>
(2)	C) Accessory buildings: i. Front yard: no accessory buildings are allowed within the front yard, or between the front boundary and any residential building ii. Minimum side and/or rear yard: 1 metre unless physically attached to a building on the adjoining yard. iii. Must be setback from the closest part of the dwelling and front yard by one metre, ie recessed behind dwelling	<i>No accessory buildings within a front yard, helps avoid visual detracting and ensures an attractive and safe street frontage. Accessory Buildings can be appropriately located along side and rear boundaries adjoining other buildings to provide efficient use of space.</i>
(2)	D) <i>Flaxmere Community Facilities:</i>  Minimum front/side/rear yard: 2 metres	<i>Community facilities will have flexibility to increase in size, whilst any adverse amenity effects are balanced by having roads or public open space on the majority of boundaries.</i>

### 9B.9.8 SITE COVERAGE/IMPERVIOUS SURFACES

The maximum building and hardstand area (impervious surfaces) coverage for sites in each precinct shall be as follows:

	Precinct/Activity	Impervious Surfaces Maximum Limit	Outcome(s)
(1)	<b>COMMUNITY/RESIDENTIAL PRECINCT</b>  i) Residential activities (not including <i>elderly housing</i> )	45% of net site area	<i>Residential development will have an open character; area for outdoor open space; ensuring the opportunity for stormwater soakage to natural ground, and have compatible built coverage levels with the adjoining General Residential Zone.</i>

(1)	ii) <i>Flaxmere Community Facilities</i>	No limit but must comply with on site landscaping and direct stormwater runoff into rain gardens	<i>Flaxmere Community Facilities have flexibility to maximise building coverage, on landscaped grounds. All stormwater runoff will go through rain gardens designed in accordance with the 'Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide' to compensate for the greater impervious surface coverage.</i>
(2)	<b>COMMERCIAL PRECINCT &amp; COMMERCIAL SERVICE PRECINCT</b>	No limit but must comply with on site landscaping and direct stormwater runoff into rain gardens	<i>Activities in the Commercial Precincts have flexibility to maximise building coverage. Stormwater runoff be in accordance with the 'Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide' to compensate for the greater impervious surface coverage.</i>

**9B.9.9 LANDSCAPING**

<b>Precinct/Activity</b>	<b>Outcome(s)</b>
<p><b>(1) COMMERCIAL AND COMMERCIAL SERVICE PRECINCT:</b></p> <p>Car parking areas shall include:</p> <ul style="list-style-type: none"> <li>a) Rain gardens to provide for all the stormwater runoff within the car park area, and;</li> <li>b) Rain gardens shall be maintained to ensure they continue to operate at all times. They shall be kept clear of any rubbish or litter, and;</li> <li>c) At least one specimen tree or flax species for every ten car parks provided. Tree plantings shall have a minimum height of 2 metres at planting.</li> </ul>	<p><i>Areas used for car parking will be visually enhanced with plantings, and stormwater runoff will be dealt with sustainably through the use of rain gardens.</i></p>
<p><b>(2) <i>Flaxmere Community Facilities</i></b></p> <p>When any of the existing (as at or after 19<sup>th</sup> May 2012) <i>Flaxmere Community Facilities</i> are extended in floor area by 100m<sup>2</sup> or more, or a new <i>Flaxmere Community Facility</i> is proposed the following landscape standards are required:</p> <ul style="list-style-type: none"> <li>(a) Where a minimum yard applies, 100% of the length of all yards shall be landscaped (excludes vehicle and pedestrian access points) in accordance with Standards (b) to (f)</li> <li>(b) Any landscaping strip shall have a minimum width of 1.5 metres and an average width of 2 metres, and</li> <li>(c) Landscaping shall include the planting or retention of at least one specimen tree or Flax species per 5m of boundary length, and</li> <li>(d) Carparking areas shall include rain gardens to provide for all the stormwater runoff within the car park area, and</li> <li>(e) Rain gardens shall be maintained to ensure they continue to operate at all times. They shall be kept clear of any rubbish or litter, and;</li> <li>(f) Carparking areas shall include a minimum of one</li> </ul>	<p><i>Landscaping around the Flaxmere Community Facilities will enhance the visual amenity of these generally large buildings when they are increased in size or new facilities are developed. Flax plantings will add to the sense of place in the Flaxmere Village Centre in hand with the Paharakeke Project. Stormwater runoff will be dealt with sustainably through the use of rain gardens.</i></p>

specimen tree or flax species for every ten car parks provided; Trees shall have a minimum height of 2 metres at planting.	
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**9B.9.10 FENCING, SCREENING AND VISUAL AMENITY**

	Activity	Outcome
(1)	<p><b>General – all precincts</b></p> <p>i. Those parts of any site which are or may be, visible from any reserve, public road, public parking space, or Residential activity or Zone, shall be maintained in a <i>tidy condition</i>.</p> <p>ii. Any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.5 metres, and a maximum height of 1.8 metres.</p>	<p><i>The pleasant open visual amenity of Flaxmere Village Centre will be enhanced and maintained.</i></p>
(2)	<p><b>Residential activities/sites (including elderly housing)</b></p> <p>The maximum height of any fence on any front boundary or within any front yard shall be 1.2m. All fences on the front boundary and within the front yard shall be constructed of open, see through materials. For the purposes of this rule, open, see through material can include mesh fences, steel pool fencing and the like, where the built structure is no more than 30% solid.</p> <p>The maximum height of any other fence being part of a side boundary (but not along the side boundary with the front yard between any dwelling and front boundary) or rear boundary shall be 1.8m.</p>	<p><i>The front yard of dwellings will be open, enhancing the streetscape. High visual barriers that can encourage graffiti and lower security by reducing surveillance (both from the property to the street and the street to the property) will be avoided.</i></p> <p><i>Fencing provides privacy alongside and rear boundaries giving access to a rear outdoor private yard.</i></p>
(3)	<p><b>Flaxmere Community Facilities</b></p> <p>The maximum height of any fence on any boundary or within any part of the site shall be 1.8m. All fences shall be constructed of open, see through materials. For the purposes of this rule, open, see through material can include mesh fences, steel pool fencing and the like, where the built structure is no more than 30% solid.</p> <p>Except that any outdoor storage or rubbish collection area shall be screened by the erection of a fully enclosed fence of a minimum height of 1.5 metres and a maximum height of 1.8 metres.</p>	<p><i>The frontage of all Flaxmere Community Facilities will be open, enhancing the visual appearance of the streetscape and landscape. High visual barriers that can encourage graffiti and lower security by reducing surveillance (both from the facility to the street and the facility to the property) will be avoided. Only storage and rubbish collection areas will be screened by fencing.</i></p>

### 9B.9.11 BUILDINGS IN THE COMMERCIAL AND COMMERCIAL SERVICE PRECINCTS

#### A) PEDESTRIAN SHELTER

<p>Any buildings (excluding accessory buildings) shall be built up to the road boundary and a veranda provided for the full frontage of the site (Except veranda cover is not required within the Commercial Service Precinct). The veranda shall:</p> <ul style="list-style-type: none"> <li>a) Be so related to its neighbour as to provide continuous pedestrian cover</li> <li>b) Provide continuity of veranda coverage along the width of the site or incorporate public pavement other cover, such as awning or similar structure erected over a covered pedestrian plaza, mall, colonnade or arcade.</li> </ul>	<p><u>Outcome</u> Veranda's will provide design interest, and shelter for pedestrians.</p>
<ul style="list-style-type: none"> <li>c) Have a minimum height of 2.9m and a maximum height of 6m above the footpath/pavement immediately below and</li> <li>d) Have a minimum width of 2.5m, shall be self-supported, and shall extend up to a distance of 450mm inside the line of the kerb.</li> </ul>	<p><u>Outcome</u> Verandas will be designed and constructed so they are not a hazard to the public.</p>

#### B) RETAIL FRONTAGE IN COMMERCIAL PRECINCT

<p>Commercial and retail buildings at ground floor level within the Commercial Precinct, shall front a street or road and shall be designed in a manner to ensure a continuous retail frontage appearance, particularly by:</p> <ul style="list-style-type: none"> <li>i. Building to the front boundary at street level</li> <li>ii. The provision of display windows fronting the street (at least 50% of the street frontage shall have a clear, glazed window display space)</li> <li>iii. Under veranda lighting</li> <li>iv. Having pedestrian entrances to buildings at street level</li> </ul>	<p><u>Outcome</u> The amenity of the Commercial Precinct will be retained by providing an attractive and interesting retail frontage.</p> <p><u>Outcome</u> Linkages to and from the Commercial Precinct will be encouraged by providing an attractive and interesting continuous retail frontage.</p>
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#### C) CEILING HEIGHT

<p>(1) <u>Commercial Precinct</u></p> <p>(a) <u>Minimum Floor to ceiling height</u></p> <table border="1" data-bbox="341 1733 737 1834"> <tr> <td>Ground floor</td> <td>4.0m</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>2.7m</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>2.7m</td> </tr> </table> <p>(2) <u>Commercial Service Precinct</u></p> <p>(a) <u>Minimum Floor to ceiling height</u></p> <table border="1" data-bbox="341 2002 737 2031"> <tr> <td>Ground floor</td> <td>3.5m</td> </tr> </table>	Ground floor	4.0m	1 <sup>st</sup> Floor	2.7m	2 <sup>nd</sup> Floor	2.7m	Ground floor	3.5m	<p><u>Outcome</u> Designing for flexibility, higher ceiling heights throughout a development allows maximum flexibility, and a sustainable commercial resource, for future uses.</p>
Ground floor	4.0m								
1 <sup>st</sup> Floor	2.7m								
2 <sup>nd</sup> Floor	2.7m								
Ground floor	3.5m								



1 <sup>st</sup> Floor	2.7m		
2 <sup>nd</sup> Floor	2.7m		
<p>Note: Floor to ceiling = floor to the under-side of slab height.</p>			

#### D) CONTROL OF SCALE

<p><b>1) COMMERCIAL PRECINCT</b></p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">ACTIVITY</th> <th style="width: 50%;">Floor area threshold</th> </tr> </thead> <tbody> <tr> <td>1. Individual commercial and retail units in the Commercial Precinct (except Supermarkets refer 9B.10.1)</td> <td><u>Maximum</u> Gross Floor Area: 500m<sup>2</sup></td> </tr> </tbody> </table> <p><i>NB: Canopies/verandas are not included in the calculation of gross floor area.</i></p>	ACTIVITY	Floor area threshold	1. Individual commercial and retail units in the Commercial Precinct (except Supermarkets refer 9B.10.1)	<u>Maximum</u> Gross Floor Area: 500m <sup>2</sup>	<p><u>Outcome</u></p> <p><i>The scale of commercial activities will be of a scale and character which are compatible with other commercial activities in the precinct.</i></p> <p><i>Large Format Retail type activities are avoided outside of the Large Format Retail Zone and Central Commercial Zone located in Hastings.</i></p>
ACTIVITY	Floor area threshold				
1. Individual commercial and retail units in the Commercial Precinct (except Supermarkets refer 9B.10.1)	<u>Maximum</u> Gross Floor Area: 500m <sup>2</sup>				

## 9B.10 RULES - SPECIFIC PERFORMANCE STANDARDS AND TERMS

### 9B.10.1 SUPERMARKET SITE DEVELOPMENT

Standard	Outcome
<p><b>A. LOCATION</b></p> <ul style="list-style-type: none"> <li>i) The supermarket building shall be located generally in accordance where identified on the Flaxmere Village Centre Precinct Plan (Appendix 9B-01).</li> <li>ii) Minimum Gross Retail Floor area shall be 2,000m<sup>2</sup></li> <li>iii) The site shall have no more than 2 entry/exit access points into and out of the carpark (not including service entry at rear of building)</li> </ul>	<p><i>A full service supermarket will be optimally positioned in combination with surrounding uses and future development.</i></p> <p><i>The commercial land resource will be efficiently utilised, avoiding unnecessary additional exit and entry access points, that enhances the commercial environment of the Flaxmere Village Centre.</i></p>
<p><b>B. SERVICING /STORAGE AREA</b></p> <ul style="list-style-type: none"> <li>i) Entry to the service area shall be off Caernarvon Drive</li> <li>ii) An area set aside for temporary refuse storage shall be identified and must be screened from public view and must not be visible from any residential activity or residential zone/precinct property, open space area or public road</li> </ul>	<p><i>The safety of vehicle movement and road network is maintained</i></p> <p><i>The visual amenity of the commercial sites will be maintained without detracting from the visual environment</i></p>

<p>iii) The site must include a 6m wide landscape buffer placed in front of a fence no less than 1.8 metres in height on both the south and western boundaries for screening from neighbouring residential views</p>	
<p><b>C. BUILDING DESIGN AND EXTERNAL APPEARANCE</b></p> <p>i. The building facade facing the car park area shall have a predominance of windows and shall include 50% minimum of ground floor façade in transparent windows /display space</p> <p>ii. A continuous veranda along the width of the building facing the car park or incorporate other cover, such as awning or similar structures to be erected over a footpath. The veranda shall have a minimum height of 2.9m and a maximum height of 6m above the footpath/pavement immediately below. The veranda shall have a minimum width of 2.5m and be self-supported.</p>	<p><i>Continuous blank wall surfaces are avoided, in order that the supermarket contributes to a safe and an interesting visual environment</i></p> <p><i>Veranda's will provide design interest, and shelter for pedestrians.</i></p>

**9B.10.2 COMMERCIAL DEVELOPMENT FRONTING PUBLIC SPACES**

<p><b>PUBLIC OPEN SPACE WITHIN THE VILLAGE CENTRE</b></p> <p>Any commercial/retail building or activity adjoining public open space in the Commercial Precinct shall front onto the public open space by:</p> <p>i. Building to the front boundary</p> <p>ii. The provision of display windows fronting the public open space (at least 50% of the frontage shall have a clear, glazed window display space).</p> <p>iii. Outdoor storage and servicing areas to be provided at the rear.</p>	<p><u>Outcome</u></p> <p><i>The amenity and functionality of central public open space will be improved and stimulated by commercial uses overlooking and fronting onto it.</i></p>
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**9B.10.3 SERVICE STATIONS**

<p>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.</p>	<p><u>Outcome</u></p> <p><i>Amenity conflicts with other activities will be avoided and the safety and efficiency of the roading network will be maintained.</i></p>
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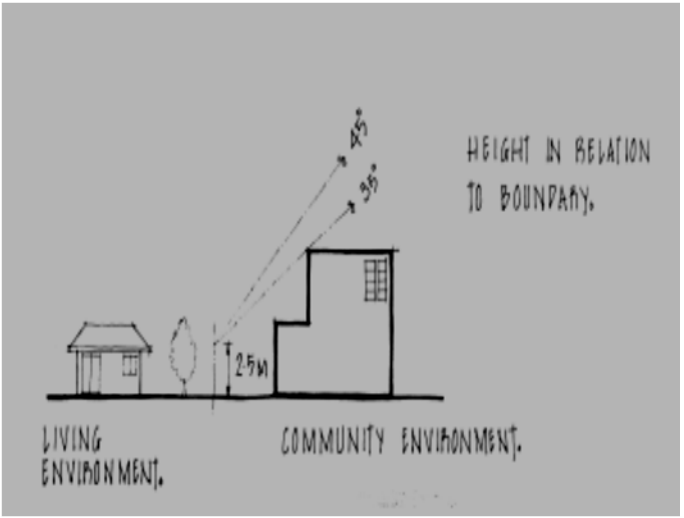
## 9B.11 ASSESSMENT CRITERIA - RESTRICTED DISCRETIONARY & DISCRETIONARY ACTIVITIES




This part of the Plan sets out the assessment criteria to guide the assessment of Restricted Discretionary Activities. These criteria are also relevant to consider in the assessment of Discretionary Activities. Additional specific assessment criteria are listed for individual discretionary activities. The criteria are designed to have some flexibility and provide opportunities for site responsive designs, while ensuring that developments provide a positive contribution to the character and amenity of commercial areas, residential areas and community facilities.

### 9B.11.1 ANY DEVELOPMENT IN THE COMMERCIAL PRECINCT AND COMMERCIAL SERVICE PRECINCT (except for Supermarkets and elderly housing)

The following assessment criteria apply in considering resource consent applications for Restricted Discretionary and Discretionary Activities:

ASSESSMENT CRITERIA	EXPLANATION /GUIDE
<p>a) <b><u>SITE LAYOUT</u></b></p> <p>a) Ensure that the layout of buildings and structures, including parking and storage areas, are sited in a way or adequately screened to promote positive linkages with adjoining uses and the area as a whole</p> <p>b) Ensure that the new activity will be integrated (where appropriate) with activities in the same area, including development location, connectivity and traffic safety.</p>	<p>i. Buildings to be sited to maximize northern solar sunlight exposure intrusion into buildings</p> <p>ii. Buildings to have frontage onto public roads and public open spaces</p> <p>iii. Access ways to be easily linked and connected with existing road and pedestrian networks</p> <p>iv. The design and arrangement of access ways for the disabled; and consideration of amenity for neighboring sites.</p> <p>v. Design layout in accordance with key urban design principles in the:</p> <p>A. Flaxmere Town Centre Urban Design Framework: October 2007</p> <p>B. Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide</p> <p>C. NZ Urban Design Protocol</p>
<p>b) <b><u>INFRASTRUCTURE &amp; LOW IMPACT DESIGNS</u></b></p> <p>1. Ensure that the development can be adequately serviced</p> <p>2. Ensure low impact designs and techniques are utilised to promote sustainable solutions that contribute to efficient living standards and improve quality of the environment</p>	<p>1. The availability of adequate utility servicing infrastructure (roading, water, stormwater and waste water) to meet the scale and intensity of the development</p> <p>2. Low impact stormwater solutions to utilise and incorporate opportunities to add value and enhance local amenity (e.g. rain gardens) while providing for efficient stormwater disposal</p> <p>3. Stormwater management techniques for improving the quality of stormwater runoff from all impermeable surfaces, prior to entering the public stormwater system.</p>

	
<p>c) <b>BUILDING DESIGN AND EXTERNAL APPEARANCE</b></p> <p>i. <b><u>Height, Bulk, Form &amp; Scale</u></b></p> <p>a. Ensure that the development achieves a positive scale relationship to surrounding buildings and public spaces and manages the visual impact of the bulk and/or height of new development, particularly on larger and/or amalgamated sites.</p>	<p>i. Large scale continuous walls can be avoided through the use of architectural features including form, windows, surface treatment or landscaping to reduce the effects of building scale and bulk.</p> 
<p>iv. <b><u>Building Location</u></b></p> <p>a. Ensure that the development defines the street edge and creates positive public spaces and appropriately enhances important street corners</p> <p>b. The form and location of the building and layout to relate to neighbouring buildings and streetscape</p>	<ol style="list-style-type: none"> <li>The location of the building defines the public realm and therefore should be carefully considered with any associated activity; including pedestrian and vehicular linkages throughout the Village Centre.             <ol style="list-style-type: none"> <li>Entrances and exits to buildings should be clearly identified via lighting</li> </ol> </li> <li>Private spaces such as court yards, stairwell entrances, service delivery areas and parking bays should be clearly identified and maintained to reduce use by undesirable users. This may include the use of pavers, varied textured paths, fencing, log barriers and landscaping.</li> <li>Lighting should be provided within the site</li> <li>New buildings on corner sites should acknowledge their unique position on the street to add visual interest and emphasise the shape of the street corner to allow for safe movement and surveillance and avoid blank walls. Features such as 'nil'</li> </ol>

	<p>frontage setback, enhanced building height, vertical building proportions, interesting roof forms and verandas that wrap around the corner, can help effectively 'mark' a street corner. Consideration will be given to exceeding height limits for this purpose</p>
<p>v. <b><u>Building Design and Façade Treatment:</u></b></p> <p>a. Ensure that the development is more interesting with a variety of architectural responses that fit in with the local environment including building designs that reflect the local communities and cultures that are in Flaxmere.</p>  	<p>i. 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.</p> <p>(i) Veranda cover as a primary shelter should be 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</p> <p>(ii) Location and design and placement of signage not to obstruct foot traffic flow or to avoid unnecessary restriction of sight lines, distraction or reflection for drivers for traffic safety</p> <p>(iii) Storage arrangements and visible building services such as air conditioning and utility access points to be strategically placed and screened from public view</p> <p>(iv) Use of sustainable materials that can be easily maintained</p> <p>(v) The external appearance of every building should contribute to an interesting visual environment</p>
<p>vi. <b><u>Relationship with Street – Street Frontages</u></b></p> <p>a. Ensure that all development and buildings contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places and assist in stimulating pedestrian activity</p> 	<p>i. Detailing of the building structure through the use of architectural elements.</p> <p>ii. Avoid blank walls on street frontages, ground floors, including frontage to public open spaces</p> <p>iii. Building fronting streets and urban open spaces should have a predominance of windows, doors and openings, while upper floors should use windows, balconies and other articulations to create active street frontages.</p> <p>iv. Shop front lighting should be provided to assist night-time visibility and pedestrian safety</p> <p>v. Development to be built up to the site's street frontage for the entire length of the street frontage of the site.</p> <p>vi. Where gaps between buildings are necessary for vehicle access, then they should be carefully designed to limit their effect on pedestrian activity, and where appropriate provide only a single lane access.</p> <p>vii. Provide the main pedestrian entrance to the</p>

	<p>site from the street frontage</p> <p>viii. Provide verandas or canopy cover as a continuous weather protection for pedestrians particularly with new buildings in the Commercial Precinct</p>
<p><b>vii) Access &amp; Car Parking</b></p> <p>a. The extent to which the development provides adequate and safe access to both vehicles and pedestrians and whether the vehicle access and car parking areas dominate the street frontage</p>	<p>i. Walkways and pathways should be well lit and of sufficient width to ensure continuous visibility</p> <p>ii. Provide or have walkways and pathways near activity generators to increase natural surveillance and safety</p> <p>iii. Landscaping/vegetation where suitable to enhance safety while removing reasons for loitering or vegetation that could provide hiding places</p> <p>iv. Paths between buildings and car parks, and entries and exits from pathways should be well lit and visible to ensure safe pedestrian access</p> <p>v. Lighting utilized in car parks should be carefully selected to ensure safety and security. Lighting should not be so bright as to prevent users from observing people approaching in the dark.</p> <p>vi. Car parks should be sited to allow maximum opportunities for surveillance from both users and passers by</p> <p>vii. Where possible, large car parks should be avoided except where good surveillance is possible and landscaping is used to enhance amenity. Where large car parks are unavoidable, remedial measures to avoid isolation and fear should be considered, eg public telephones, surveillance equipment or security patrols. The planning of multiple smaller car parks is often preferable.</p> <p>viii. Good signage on paths between buildings and car parks to assist peoples way finding.</p>
<p><b>viii) Signage</b></p> <p>a. Ensure that the signage either on the building façade or in front of the building relates to the scale and character of the building and fits with the surrounding streetscape</p>	<p>i. Advertising signs should not dominate the appearance of the street frontage. The design and scale of new signs should respect the scale of the building frontage and its elements.</p> <p>ii. The location of signs to be carefully considered so it does not become a visual barrier, a hazard or obscure any prominent features on the building façade.</p> <p>iii. Signs should be assessed in relation to both the character of the building it is attached to or positioned on as well as in relation to other signage in the vicinity.</p>
<p><b>ix) Landscaping</b></p> <p>a. Ensure that the landscaping is well designed to achieve its purpose and able to be maintained and integrated with the development</p>	<p>i. The identification and location of the proposed planting should be designed with CPTED principles and maintained appropriately</p> <p>ii. Landscaping should not restrict sightlines and opportunities for natural surveillance within, and of</p>

	<p>a site. Low level ground covers look attractive and do not restrict sightlines.</p> <p>iii. Where Flax and shrubs are planted, they should be appropriately spaced to avoid clumping and to retain sightlines and opportunities for surveillance.</p> <p>iv. Consider methods of ensuring the successful establishment and maintenance of any plantings, including watering requirements</p> <p>v. Integrate and work with relevant Council initiated street planting strategies for any adjoining streets</p>
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### 9B.11.2 COMMUNITY/RESIDENTIAL PRECINCT

The following design criteria are applicable to all new residential development within the Community/ Residential Precinct. In assessing restricted discretionary activity resource consent applications the Council will restrict the exercise of its discretion to the following assessment criteria.

Residential Assessment Criteria
<p><b>(A) DESIGN</b></p> <p>Development with street frontage should:</p> <ul style="list-style-type: none"> <li>i. Ensure visual design interest in the frontage of buildings towards the street, avoiding blank walls, promoting the use of glazing, and promoting visual differences between any other buildings on the same street;</li> <li>ii. Ensure that the development has a positive relationship with the street edge and helps create positive public space, a positive pedestrian environment and where applicable enhances street corners;</li> <li>iii. Ensure that where buildings front the street, a main pedestrian entrance directly fronts the street;</li> <li>iv. Provide opportunities for passive surveillance of the street with glazing from habitable rooms (Residential Buildings where adjoining the street, have glazing from a habitable room such as a kitchen, living or dining room overlooking the street);</li> <li>v. Ensure car parking, driveways and site access do not dominate the streetscape and pedestrian environment or result in the dwelling being distant from the street;</li> <li>vi. Ensure walls and fencing do not dominate the streetscape and pedestrian environment or reduce opportunities for passive surveillance;</li> <li>vii. Ensure that outdoor storage areas are located, designed or screened to avoid creating adverse visual effects on pedestrian amenity, roads and adjoining sites; and</li> <li>viii. Ensure that buildings, parking, entranceways and footpaths are designed for ease of access for the disabled, elderly and children.</li> </ul>
<p><b>(B) <u>Energy efficient design</u></b></p> <ul style="list-style-type: none"> <li>i. All residential development should ensure that the development results in efficient use of sun light and solar gain, without blocking sunlight to the outdoor living spaces of the site or surrounding sites; and</li> <li>ii. The use of impervious surfaces should be minimised to provide for natural stormwater soakage.</li> </ul>

The following design criteria are applicable to new Flaxmere Community Facilities development within the Flaxmere Village Centre Zone. In assessing restricted discretionary resource consent applications the Council will restrict the exercise of its discretion to the following assessment criteria.

<b>Flaxmere Community Facilities Assessment Criteria</b>
<p><b>(C) DESIGN</b></p> <p>Any new <i>Flaxmere Community Facility</i>, and/or alteration or addition to an existing <i>Flaxmere Community Facility</i> should:</p> <ol style="list-style-type: none"> <li>i. Provide new and enhanced entranceways (where included in the scope of the work) to provide a strong visual and physical link to the entrance to Flaxmere Community Facilities. The use of design features such as verandahs, building height, vertical building proportions, interesting roof forms, and signage that clearly visually mark the entrance from the street/public space and the surrounding uses should be considered.</li> <li>ii. Ensure that where buildings front or adjoin the street or public space, the main pedestrian entrance is directly accessible;</li> <li>iii. Provide opportunities for passive surveillance of the street/public space from within the building, using glazing and/or access points where practical;</li> <li>iv. Ensure new building facades or alterations that include large scale continuous walls can be softened through the use of architectural features including form, windows, surface treatment and landscaping to reduce the effects of building scale and bulk on surrounding uses, streets and public spaces;</li> <li>v. Ensure car parking does not dominate the streetscape and pedestrian environment;</li> <li>vi. Design and implement a landscape plan to soften the visual appearance of parking areas and buildings, and use of low impact stormwater design while ensuring planting:             <ol style="list-style-type: none"> <li>a) Comprises trees and/or Flax species rather than other shrubs or low profile vegetation;</li> <li>b) Does not have a detrimental effect on the safe and efficient movement of pedestrians and vehicles around the site and between the site and the street</li> </ol> </li> <li>vii. Ensure outdoor storage areas are located, designed or screened to avoid creating adverse visual effects on pedestrian amenity, roads and adjoining sites, and;</li> <li>viii. Ensure building(s), parking, entranceways and footpaths are designed for ease of access for the disabled, elderly and children.</li> </ol>


### 9B.11.3 SUPERMARKET DEVELOPMENT

The following design criteria are applicable to all new supermarket developments within the Commercial Precinct. In assessing resource consent applications the Council will restrict the exercise of its discretion to the following assessment criteria:

<b>ASSESSMENT CRITERIA</b>	<b>EXPLANATION /GUIDE</b>
<p><b>a) <u>Access and Parking</u></b></p> <p>1. Ensure the supermarket development provides adequate and safe access to both vehicles and pedestrians and that access points link existing activities within the Flaxmere Village Centre and the surrounding residential areas of Flaxmere.</p>	<ol style="list-style-type: none"> <li>1. On site pedestrian crossings relative to vehicle routes should be clearly differentiated</li> <li>2. Promote safe pedestrian linkages to and from the adjoining uses as well as existing residential areas of the Flaxmere suburb</li> </ol>



<p><b>b) <u>Building Design and External Appearance</u></b>          1. The supermarket to be integrated (where appropriate) with surrounding activities.</p> <p><b>c) <u>Visual Amenity –</u></b>          The Council will consider the architectural compatibility and general design quality of the building to ensure that it makes a positive contribution and adds visual interest to the surrounding environment</p> <p><b>d) <u>Building Design and Façade Treatment:</u></b>          Ensure the development is legible with a coherent architectural image that integrates well into the streetscape and contributes to its quality.</p>	<ol style="list-style-type: none"> <li>1. The development to be designed in accordance with CPTED principles and also have regard to the Paharakeke concepts</li> <li>2. The visual impact of the supermarket building or development from any arterial route, collector route or gateway entry point into the Flaxmere Village Centre should be amenity enhancing</li> <li>3. Architectural quality including form and proportion, construction materials and details. This will include the proposed colour scheme and the location of entries and windows.</li> <li>4. Verandas to be incorporated as an integral part of the design, to establish a strong relationship with pedestrians and so that the supermarket entrance is pedestrian friendly and accessible and is able to be integrated with adjoining uses where possible.</li> <li>5. Avoid blank walls where visible from street frontages and public open spaces. Such walls should have a predominance of windows, doors and other articulations to create active street frontages and visual interest.</li> </ol>
<p><b>e) <u>Relationship to Context:</u></b>          Ensure the development enhances the quality of its surrounds and contributes to the quality of the collective streetscape</p> <p><b>f)</b> Ensure the eastern side of the supermarket can be adjoined by a commercial or other permitted use to face the indicative north-south road alignments shown in Appendix 9B-01.</p> <p><b>g)</b> Ensure the main pedestrian entrance to the supermarket will include an entry built up to the eastern side of the site with the indicative road location as shown in Appendix 9B-01.</p>	<ol style="list-style-type: none"> <li>1. The location of the building promotes pedestrian and vehicular linkages throughout the Village Centre.             <ol style="list-style-type: none"> <li>a. The form and location of the building and car park layout to relate to neighbouring streetscape.</li> </ol> </li> <li>2. Detailing of the building structure through the use of architectural elements             <ol style="list-style-type: none"> <li>a. Transparent and/or display windows facing public places</li> </ol> </li> <li>3. Shop front lighting as well as lighting throughout the car park area should be provided to assist night-time visibility and pedestrian safety</li> <li>4. Supermarkets generally prefer to operate with a single active side facing their internal car park. To ensure an attractive and active edge facing the indicated north-south road alignment, space</li> </ol>

	<p>must be retained to provide commercial or other permitted uses to face upon this main street. A main pedestrian supermarket entrance combining with the street frontage will also provide for a better connected central commercial area.</p>
<p><b>h) <u>Infrastructure and low impact designs</u></b></p> <ol style="list-style-type: none"> <li>1. Ensure that the development can be adequately serviced</li> <li>2. Ensure low impact designs and techniques are utilised to promote sustainable solutions that contribute to efficient living standards and improve quality of the environment</li> </ol>	<ol style="list-style-type: none"> <li>1. The availability of adequate utility servicing infrastructure (roading, water, stormwater and waste water) to meet the scale and intensity of the development</li> <li>2. Low impact stormwater solutions to utilise and incorporate opportunities to add value and enhance local amenity (e.g. rain gardens) while providing for efficient stormwater disposal</li> <li>3. Stormwater management techniques for improving the quality of stormwater runoff from all impermeable surfaces, prior to entering the public stormwater system.</li> </ol> 

**9B.11.4 ELDERLY HOUSING IN THE COMMUNITY/RESIDENTIAL AND COMMERCIAL SERVICE PRECINCTS**

**ASSESSMENT CRITERIA - ELDERLY HOUSING DEVELOPMENT.**

For guidance on site layout and subdivision design refer to the Subdivision and Infrastructure Development in Hastings District: Best Practice Design Guide.

**1) Neighbourhood Character**

The extent to which the development fits in with the surrounding area. Integrating comprehensive elderly housing development into existing lower density areas can be achieved by careful attention to the relationship with neighbouring properties and the streetscape. Important aspects to consider include:

- a) The character of the streetscape and adjacent sites including buildings and fencing,
- b) How new development can use building form, detailing and landscape treatment to enhance that character.
- c) Where residential units front onto an open space an increase to the height of the building could be considered.

**2) Site Layout for development**

- a) Arrange the development to minimise overlooking of private outdoor space, both within the site and adjoining residential sites.
- a) Residential Units should be oriented to obtain winter sun in principal living areas.

**3) Building Location**

- b) The design and location of buildings should ensure no significant loss of amenity to adjoining sites which are not part of the comprehensive elderly housing development. Overlooking private property should be avoided.
- c) Residential Units are encouraged to be linked to allow efficient use of the site.
- d) Building form and site layout design should ensure minimal impermeable surfaces with the assistance of Low Impact Design solutions with regard to stormwater management.

**4) Fronts and backs**

- a) North-fronting lots should be wider / shorter to accommodate good unit frontage and a setback and fenced outdoor living to the side; and
- b) South-fronting lots should be narrower / longer to accommodate a good residential unit frontage at the south with private outdoor living space behind the unit facing north.

**5) Connection to street**

- a) The front door should be emphasised in the design to stand out from the street and should have a canopy or other cover; and
- b) A direct path of connection between the front door and the street should be provided (if shared with a driveway a different colour, texture or material should be used to clearly delineate the pedestrian route).

**6) Visual Quality**

- a) Use a variety of colours and materials in the front façade of residential units.
- b) Respond to the local character in the design and use of materials, tree species, roof form etc.
- c) Seek to use eaves and recesses to create shadow lines and more visual interest.

**7) Balconies**

- a) Balconies should be designed so that they can be used in a range of weather conditions; and
- b) Balustrades should be made of high quality materials and contain screening that maintains semi private space.

**8) Diversity**

- a) Where the development is of sufficient size, provide a range of residential unit types and styles (number of bedrooms, detached/terraced);
- b) Distribute unit types within the site so that the lowest impact ones face lower density residential boundaries and vice versa; and
- c) Provide accessible residential units that can all be used by the elderly and disabled.

**9) Deliveries and Servicing**

- a) Provide dedicated, secure and well-screened waste storage/collection areas for residents. These should not interfere with main visitor footpaths or movement patterns;
- b) Site design and layout should include rubbish collection areas that are accessible to rubbish collection vehicles;
- c) Other facilities such as mail boxes, service meters should be easily accessible to users.
- d) Use different colours and materials (including low impact material) for visitor parking spaces

- to help minimise the combined effect of carriageway, manoeuvring space and parking bays;
- e) Avoid repetition of garage doors;
  - f) Ensure that space is provided to avoid vehicle 'nosing' (where the front of a car overhangs a footpath and reduces its usability); and
  - g) For pedestrian safety, avoid solutions that require frequent 3 or more point turns.

#### **10) Outdoor living space**

##### Private

- a) Outdoor living space should be adjacent to the principal living areas and positioned to maximise sun admission; and
- b) Outdoor living space should be designed to achieve an adequate level of visual privacy. Where unavoidable, appropriate screening should be used.

##### Communal outdoor living space

- c) For communal outdoor living space, use prominent useable land for open space, not unusable edges or 'left overs';
- d) Located where it is highly visible and directly accessible to the maximum number of Residential Units;
- e) Face residential units to ensure good visual contact for safety and ease of access for residents;
- f) Designed with an integral role in the site, with uses such as circulation, BBQ or play areas or passive amenity;
- g) At least one edge of a communal outdoor living space should adjoin a road or vehicle driveway, and where appropriate be located adjacent to surrounding public open spaces such as reserves and public through links; and
- h) Appropriate management and maintenance systems such as a body-corporate should be in place where necessary.

#### **11) Landscaping**

- a) Any existing trees should be retained and protected from damage where possible;
- b) The landscaping should assist with integrating the new development into the surrounding area;
- c) Landscaping should assist with privacy between Residential Units; and
- d) Large areas of impermeable surfaces should be avoided to minimise loading on the stormwater system.

#### **12) Transportation - Car park areas, vehicle access and sustainable transport modes**

- a) A transport assessment by a suitably qualified person shall be submitted as part of the resource consent application for comprehensive developments. The following considerations shall be included:

##### Car Parking spaces should:

- a) be close and convenient to Residential Units
- b) be secure
- c) well ventilated if enclosed
- d) well-lit and have well-lit pedestrian links to Residential Units
- e) be separate from bedroom windows to minimise noise and fumes.

##### Car parking areas and accesses should:

- f) allow safe and efficient vehicle movements
- g) minimise access points and ensure vehicle egress in a forward direction.
- h) Not dominate the view of the development from the road.

- i) Be planted with shade trees and screening vegetation where practicable.
- j) Vehicle crossings should be as operationally narrow as possible, as this helps to slow vehicles and reduce the risks of pedestrian accidents. Manoeuvring and visitor spaces (off the main driveway) should be constructed of low impact materials and be provided next to a driveway or side of a residential unit.
- k) Variation in alignment of driveways to avoid tunnel effect.

Sustainable Transport Modes

- l) Travel Demand Management measures should be considered in conjunction with the proposed development to help with the reduction in private vehicle use.

**13) Stormwater Management**

Stormwater effects should be mitigated within the site through the use of sustainable stormwater design methods. Refer to the current Subdivision and Infrastructure Development in Hastings: Best Practice Design Guide.

**9B.11.5 SALE OF ALCOHOL**

In assessing resource consent applications for any activity that incorporates the sale of alcohol (as an on license), Council will have regard to the following criteria:

- i) The sale of alcohol is clearly secondary to an activity which has a primary food based nature (for example a restaurant or café).