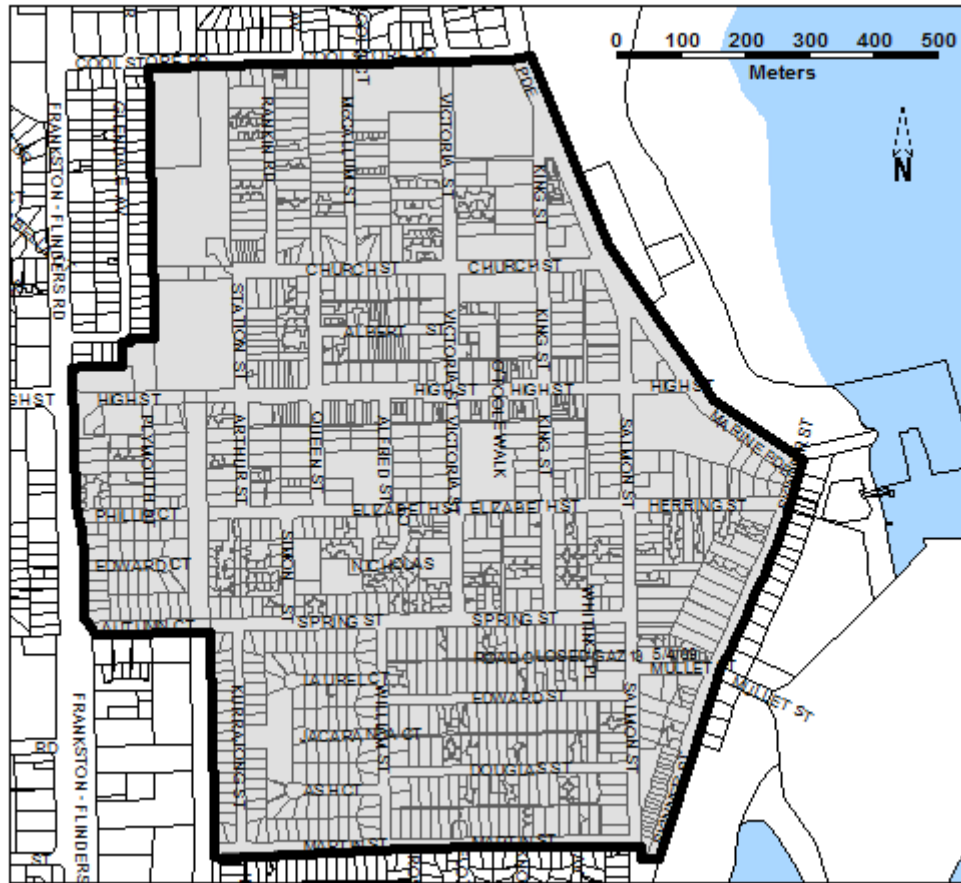


22.24 HASTINGS ACTIVITY CENTRE POLICY

C190

This policy applies to land in the Hastings activity core shown on the map below.



22.24-1 Policy

C190

If a permit is required for the use or development of land in the area shown on the map to this clause, it is policy to:

Support uses that contribute to the role of the activity centre, that extend the range of services it offers and that enhance the focus on High Street as the central spine for activity.

Retail and commercial use

Support redevelopment opportunities in commercially zoned land in the following ways:

- Multi-storey development in High Street, incorporating retail/commercial uses at ground level, commercial/residential uses at the second storey and residential uses for upper storeys.
- Dual frontage retail, with infill of vacant land to the rear of existing High Street shops.
- Retail development in High Street between Queen Street and the railway.

Support the staged extension of mixed use development inside the ring road in the short to medium term:

- on land on either side of King Street, between High Street and Church Street, based on an Urban Design Framework for this area.

- on land on the east side of King Street, between High Street and Elizabeth Street.

Support the staged extension of additional non-retail commercial uses (e.g. medical centre) in the residential area between Queen Street, Church Street and Victoria Street.

Residential use

Support opportunities for higher density residential development in the town centre.

Encourage well-designed additional housing/accommodation in the following ways:

- Shop top housing along High Street over existing single storey retail.
- Redevelopment of land at the western end of High Street (between Queen and Station Streets) for mixed use purposes, with retail at ground level and multi storey residential above.
- Redevelopment of the areas on either side of King Street (between High Street and Church Street) as a mixed use development combining retail/commercial premises with medium density housing.

Built form

- Support development at the gateway sites through a landmark in the design and architecture.
- Require building frontages to have at least 75% active frontages to add to the activity and vitality of the streets.
- Discourage expanses of blank walls.
- Encourage the rear or side elevations of buildings that open onto laneways or public spaces to have an active frontage to these spaces.
- Require new development to provide continuous weather protection along High Street and key pedestrian links.
- Encourage opportunities for dual frontage development and activity for High Street properties.
- Ensure that buildings in the vicinity of the foreshore are orientated towards the foreshore environment to provide active frontages and maximise opportunities for views of the foreshore and water.
- Support development at the eastern and western end of High Street that provides active frontages and attractive links to the foreshore and the railway precinct.
- Encourage uses with active frontages in Marine Parade between Salmon Street and the foreshore.
- Design to encourage surveillance of public spaces.
- Plan the scale of development along High Street that will protect important vistas along High Street to the foreshore.

22.24-2

Reference

C190

- *Hastings Town Centre Structure Plan - November 2014.*