SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

LAND BOUNDED BY ROBERTSON, PRINCE, HAMILTON AND GOODE STREETS, GISBORNE

1.0 Requirements for development plan

The development plan must show:

- The location, dimensions and area of each lot.
- The relationship between proposed uses and existing and proposed uses on surrounding land.
- The location of existing and proposed roads and/or access points to each lot.
- The location of any existing and proposed landscaping and car parking and the location of heritage places.
- The staging of the development.

2.0 Decision guidelines

Before deciding on any application, the Responsible Authority must consider:

- The approved development plan.
- Whether the proposal will contribute to the integrated development of the area.
- Any relevant retail strategy.
- The existing supply of vacant commercial land and buildings in Gisborne.
- The predicted future demand for commercial land and buildings in Gisborne.
- The need to protect the viability of the existing commercial area of Gisborne.
- The need to provide attractive, functional and inter linked commercial areas in Gisborne.