

19/01/2006
VC37

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

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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

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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.