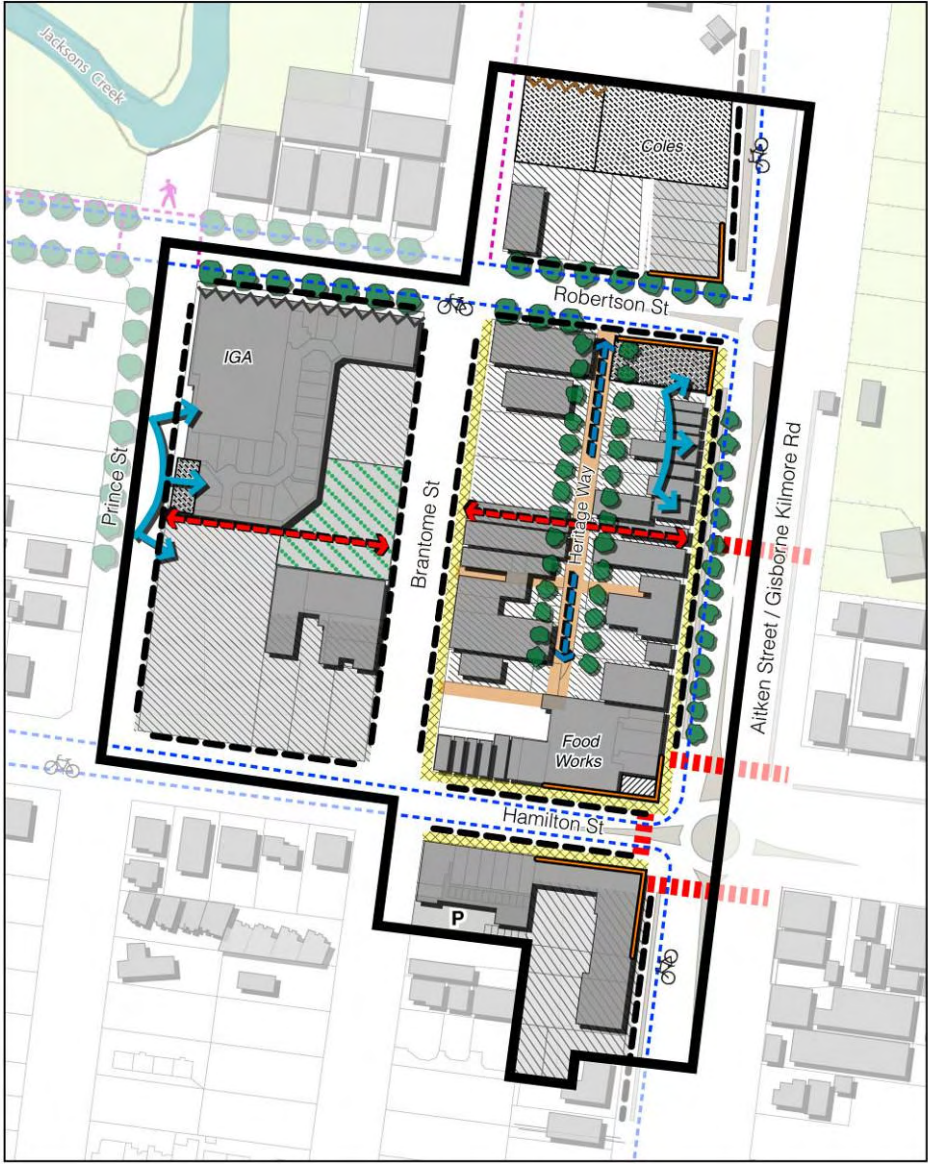























Precincts



Precinct 1: Retail Core



- | | | | |
|---|--|---|--|
|  | Precinct Boundary |  | Opportunities for improved street landscaping |
|  | Existing Built Form |  | Improve pedestrian linkages |
|  | Open Space / Recreation |  | Create On-Road Bicycle Lanes |
|  | Heritage Overlay |  | Improve Linkages to Recreational Paths |
|  | Existing Off-Street Car Parking |  | Formalise and Upgrade Pedestrian Crossings |
|  | Existing On-Street Car Parking |  | Opportunities to improve pedestrian spaces |
|  | Prominent Corner Sites |  | Encourage outdoor seating and dining |
|  | Views to Vegetation / Surrounding Landscapes |  | New Contemporary Buildings |
| | |  | Potential Town Plaza / Community meeting space |
| | |  | Improvement required to building interface |
| | |  | Potential Built Form Envelope |

Vision

The Retail Core will provide the convenience retail anchors for the Gisborne community, and a wide range of comparison and specialty goods. The Retail Core will be compact and walkable, with opportunities for incidental and more formal community gatherings.

Strategies

- Ensure ground floor uses throughout the Precinct are active, allowing for office and residential uses above ground level.
- Improve east-west pedestrian linkages between Prince and Aitken Streets.
- Improve loading access and arrangements to reduce conflict with pedestrian access-ways.
- Develop a Town Square on land currently used for public car park, subject to replacement car parking being made available.
- Activate the rear of properties with a boundary to Heritage Way.
- Resolve on an agreed location for a shared waste collection point in Heritage Way.



















Actions

- Negotiate with owners of buildings that currently present a blank façade to pedestrian walkways and footpaths, to either open the facades to provide shopfronts or decorate the façade to improve the appearance (eg artwork, painting or landscape treatment).
- Negotiate with the owners of IGA/Gisborne Village Shopping Centre to improve the northern elevation of the IGA building. This could be achieved through artwork or planting. For example, timber posts and beams with stainless steel tension wires could be used to create a vertical garden with low level planting in front. The footpath on this section could be moved closer to the road and a wider area of planting could be located in front of the wall. The long term preference is for this wall to be activated with doors or windows.
- Require all new buildings in the Precinct to provide a minimum of 75 per cent of the frontage or sideage to footpaths or pedestrian walkways with active uses, and no front setback from the street alignment.
- Encourage the redevelopment of vacant sites, through the development of schematic ideas, and discussions with owners.
- Require new developments with a frontage to Heritage Way to provide a building with active retail or commercial uses that front the street.
- Avoid expansion of the Business 1 zoning.
- Ensure that a connecting public access way, preferably open 24 hours, is provided between Prince and Brantome Streets, and Brantome and Aitken Streets in any new development of the land.
- Provide a pedestrian activated crossing at Aitken Street, approximately mid-way between Hamilton and Robertson Streets, linking to the through block access way.
- Investigate methods, such as improved pedestrian refuge areas, to improve the pedestrian navigability of the roundabout at Hamilton and Aitken Streets.

- Negotiate with developers in the activation of frontages along Heritage Way to resolve on an agreed location for shared waste collection.
- Council to commission a masterplan for the Robertson Street area. This would involve the development of design solutions regarding treatment of the roadway, built form and land use. A new entrance into Gardiner Reserve through an extension of Robertson Street will address the interface with the park at the rear of buildings.

Precinct 2: Secondary Retail



- | | | | |
|---|---|---|---|
|  | Precinct Boundary |  | Existing Landmark Buildings and Structures |
|  | Existing Built Form |  | Prominent Corner Sites |
|  | Re-zone to Business 1 |  | Existing Urban Art Installation |
|  | Re-zone to Business 1 subject to consultation with existing landowner |  | Opportunities for improved street landscaping |
|  | Open Space / Recreation |  | Create On-Road Bicycle Lanes |
|  | Heritage Overlay |  | Improve Linkages to Recreational Paths |
|  | Existing Off-Street Car Parking |  | Formalise and Upgrade Pedestrian Crossings |
|  | Existing On-Street Car Parking |  | New Contemporary Buildings |
|  | Gateways |  | Improvement required to building interface |

Vision

These areas will provide for some of the service retail and specialty retail needs of the Gisborne community. Larger sites will be utilised for larger format stores that cannot readily fit within the Retail Core. The site currently occupied by Mitre 10 will be extended to include part of the former Council depot.

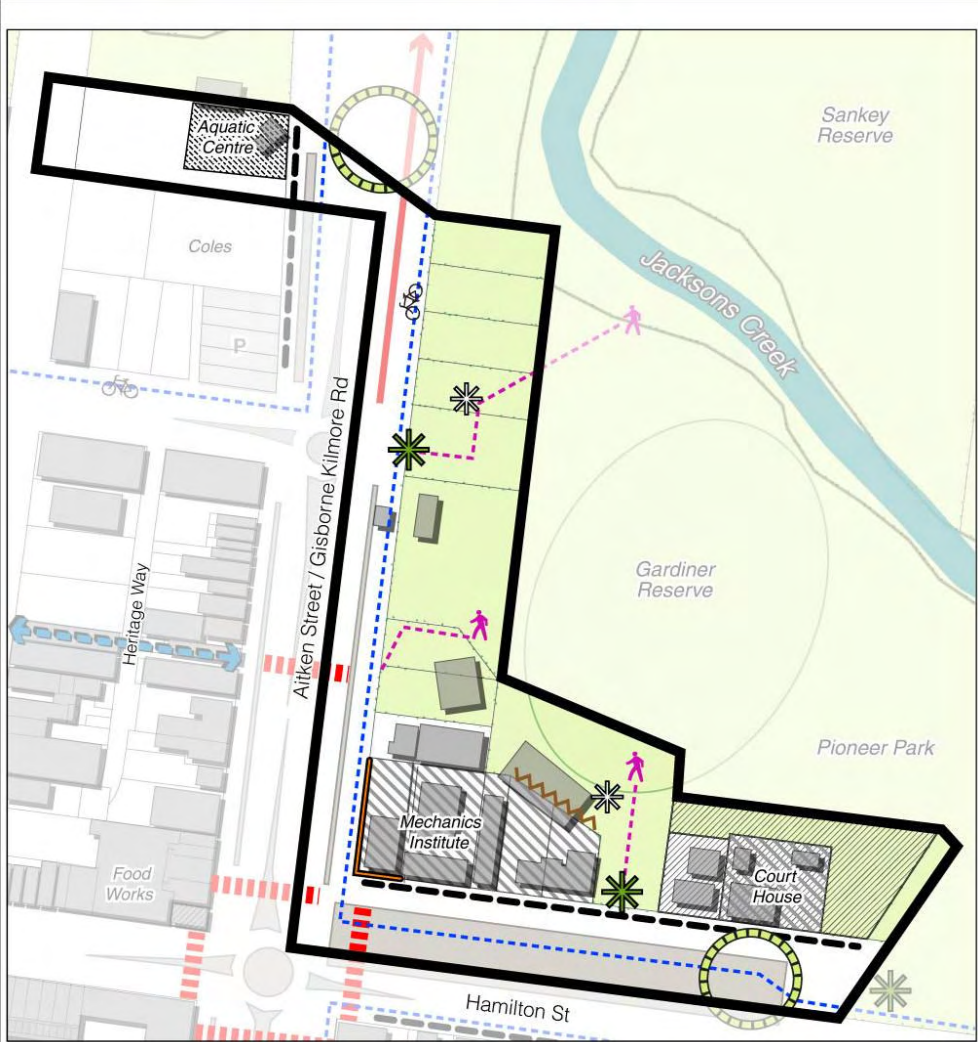
Strategies















- Encourage service retail and larger format stores such as lighting, carpet, agricultural goods, plant nurseries or homewares to locate in these areas.
- Ensure that new development presents an active frontage to the street, and front setbacks for car parking should be avoided.
- Encourage existing inappropriate uses within these areas to relocate.
- Encourage use of the former Council depot site for business and mixed uses where appropriate.

Actions

- Discuss options for relocation with owners of inappropriate uses in these areas.
- Approach retailers that are considered appropriate for these areas to encourage consideration of locating in Gisborne.
- Consider incentives or dispensations for appropriate uses in these locations.

Precinct 3: Civic and Community Precinct



- | | | | |
|---|--|---|---|
|  | Precinct Boundary |  | Improve Pedestrian Linkages |
|  | Existing Built Form |  | Improve access to Railway Station |
|  | Open Space / Recreation |  | Create On-Road Bicycle Lanes |
|  | Heritage Overlay |  | Improve Linkages to Recreational Paths |
|  | Existing Off-Street Car Parking |  | Improve main access points to open spaces |
|  | Existing On-Street Car Parking |  | Formalise and Upgrade Pedestrian Crossings |
|  | Gateways |  | New Contemporary Buildings |
|  | Existing Urban Art Installation |  | Improve interface between the built form and open space |
|  | Prominent Corner Sites | | |
|  | Existing Landmark Buildings and Structures | | |

Vision

This area will provide a convenient agglomeration of community and civic uses that maximise opportunities for sharing of spaces and facilities. The heritage buildings will provide a focal point for the area and significant heritage ‘touch points’ for the community. Buildings and activities will front the open space as well as the street, providing opportunities to appreciate the greenery and activity.

Strategies

- Retain all existing buildings and enhance the heritage buildings with restoration works where necessary.
- Improve pedestrian linkages between this area and the Retail Core.
- Encourage buildings to better address the adjoining open space.
- Investigate options to upgrade the facilities associated with the Mechanics Institute and allow additional community and entertainment uses.

Actions

See Retail Core for pedestrian linkage across Aitken Street Action.



Incorporate the Mechanics Institute, senior citizens facilities, gym and library to one area by connecting the buildings to create a community meeting space under one roof.

Replace the existing public toilets with new facilities.

Require new buildings to provide for views over the parkland, and active uses, such as meeting rooms, public areas or cafes overlooking the park.

Precinct 4: Office and Commercial



- | | |
|--|---|
|  Precinct Boundary |  Opportunities for improved street landscaping |
|  Existing Built Form |  Create On-Road Bicycle Lanes |
|  Open Space / Recreation |  Improve Linkages to Recreational Paths |
|  Existing Off-Street Car Parking |  Improvement required to building interface |
|  Existing On-Street Car Parking |  Approved Building Envelope / New Contemporary Buildings |
|  Gateways |  Retention of existing service laneway |
|  Views to Vegetation / Surrounding Landscapes |  Pedestrian refuge |

Vision

This Precinct will provide a range of commercial and office uses that cannot be accommodated within the Retail Core. These uses will provide needed local services as well as employment opportunities for the local community. The buildings will retain a rural village feel, by incorporating landscaping and articulated facades.

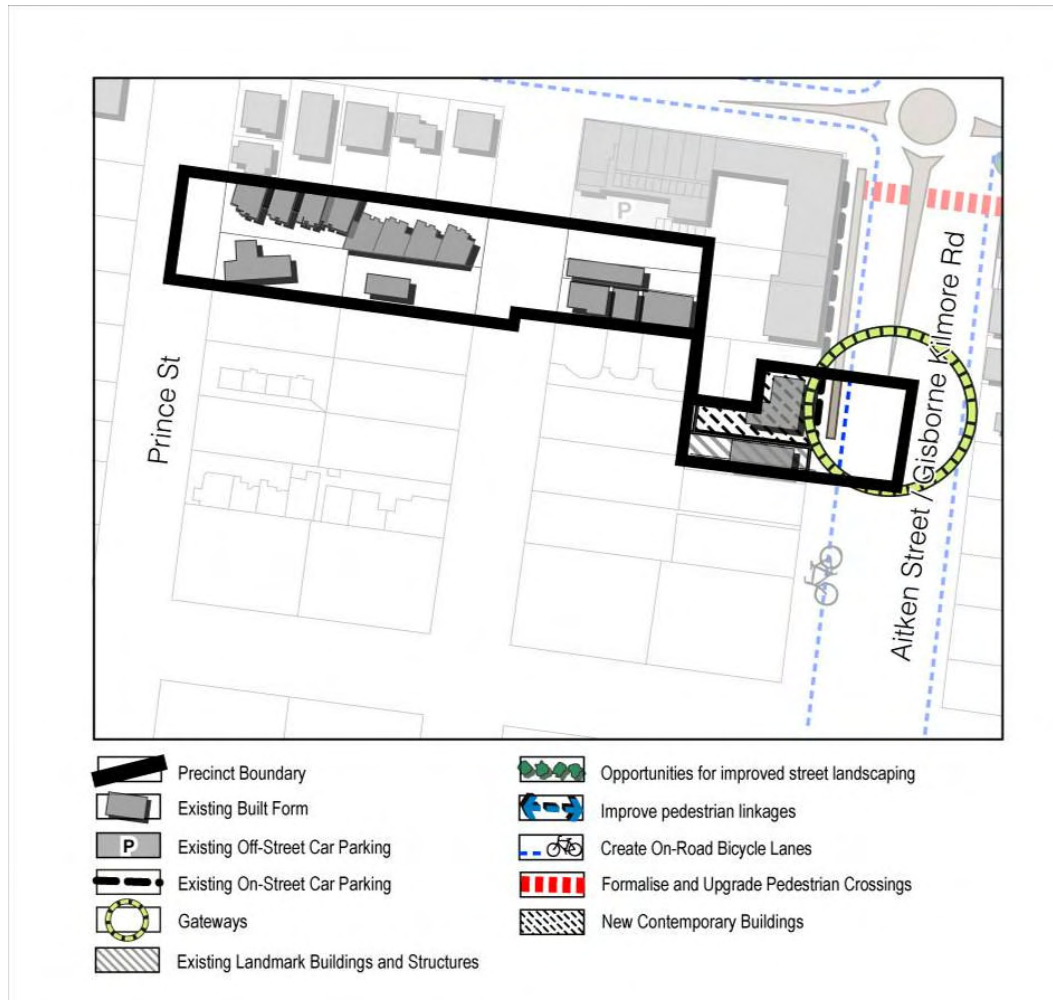
Strategies

- Encourage large scale office or commercial uses to locate in this area.
- Ensure new buildings are designed to fit within the scale and character of the town.
- Improve pedestrian linkages between this area and the Retail Core and open spaces to the north.

Actions

- Require new buildings to be setback from the frontage for a small distance (eg 3m) to incorporate landscaping.
- Require new buildings to include articulation to all visible facades and relate to adjoining residential interfaces.
- Create a pedestrian linkage across Robertson Street through the installation of a pedestrian refuge mid-block between Goode and Prince Streets.
- Discuss options for an alternative paint treatment with the owners/operators of the Middy's building.

Precinct 5: Mixed Use



Vision

This area will provide a transition between the retail activities of the Centre and the adjoining residential areas. It will accommodate home businesses, small offices, medical suites, and medium density residential. Buildings will be low scale and include landscaping.

Strategies

- Encourage uses that are compatible with adjoining residential uses in terms of scale, hours of operation and noise generation.

Actions

- Rezone properties in this area to the Mixed Use Zone and include a 500sqm. floor space limit for offices.