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SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16** .

STATION ROAD, NEW GISBORNE

1.0 Design objectives

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To implement design and development controls for the land in accordance with the *Gisborne / New Gisborne Outline Development Plan, Revised Final Report, September 2009* .

To protect the established heritage and streetscape character of Station Road, New Gisborne.

To ensure that new development responds sensitively to the established village nature of Station Road, New Gisborne.

To ensure that new development reflects the existing built form, scale, setbacks and fencing styles of Station Road, New Gisborne.

To ensure existing vegetation, particularly exotic street trees, is protected and new development contributes to the established landscape character of the area and existing vegetated interface between residential properties and Station Road.

2.0 Buildings and works

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A permit is required to construct a front fence with a height greater than 1.2 metres.

Construction of buildings and works, including front fencing, must meet the following requirements:

- Built form must respond to the prevailing character of surrounding buildings including materials, colours, heights, bulk and setbacks.
- Existing mature Oak and Elm trees on Station Road must be protected.
- Landscaping and plant selection must protect existing vegetation where possible, integrate with the existing landscape character of the area and complement the period architecture of the street.
- Front street setback areas must be of an adequate size and shape to provide for canopy trees.
- Front fencing must be of an open-style and of light weight material to present an attractive image to the street that does not dominate as a solid wall.

3.0 Subdivision

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None specified.

4.0 Signs

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None specified.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered by the responsible authority:

- The objectives and requirements of the *Gisborne /New Gisborne Outline Development Plan, Revised Final Report, September 2009* .
- The recommendations of the Station Road, New Gisborne, Streetscape Study and Report, 1988.

- The existing character of the area.
- Whether the siting, height, bulk and appearance of the proposed buildings and works, including fencing, will be in keeping with the heritage character and established village appearance of the area.
- The selection of building materials, colours and finishes.
- Whether the development provides for the retention of existing vegetation and the planting of canopy vegetation.