



# Gisborne Urban Development Strategy

Te Rautaki Whakawhanake  
Taone o Tūranga

Council endorsed a draft UDS for the purpose of community consultation as part of the 2015-2025 Long Term Plan consultation in 2015. The draft 2015 UDS was refined based on feedback gained throughout 2015.



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# 1 - Overview Tirohanga Whānui

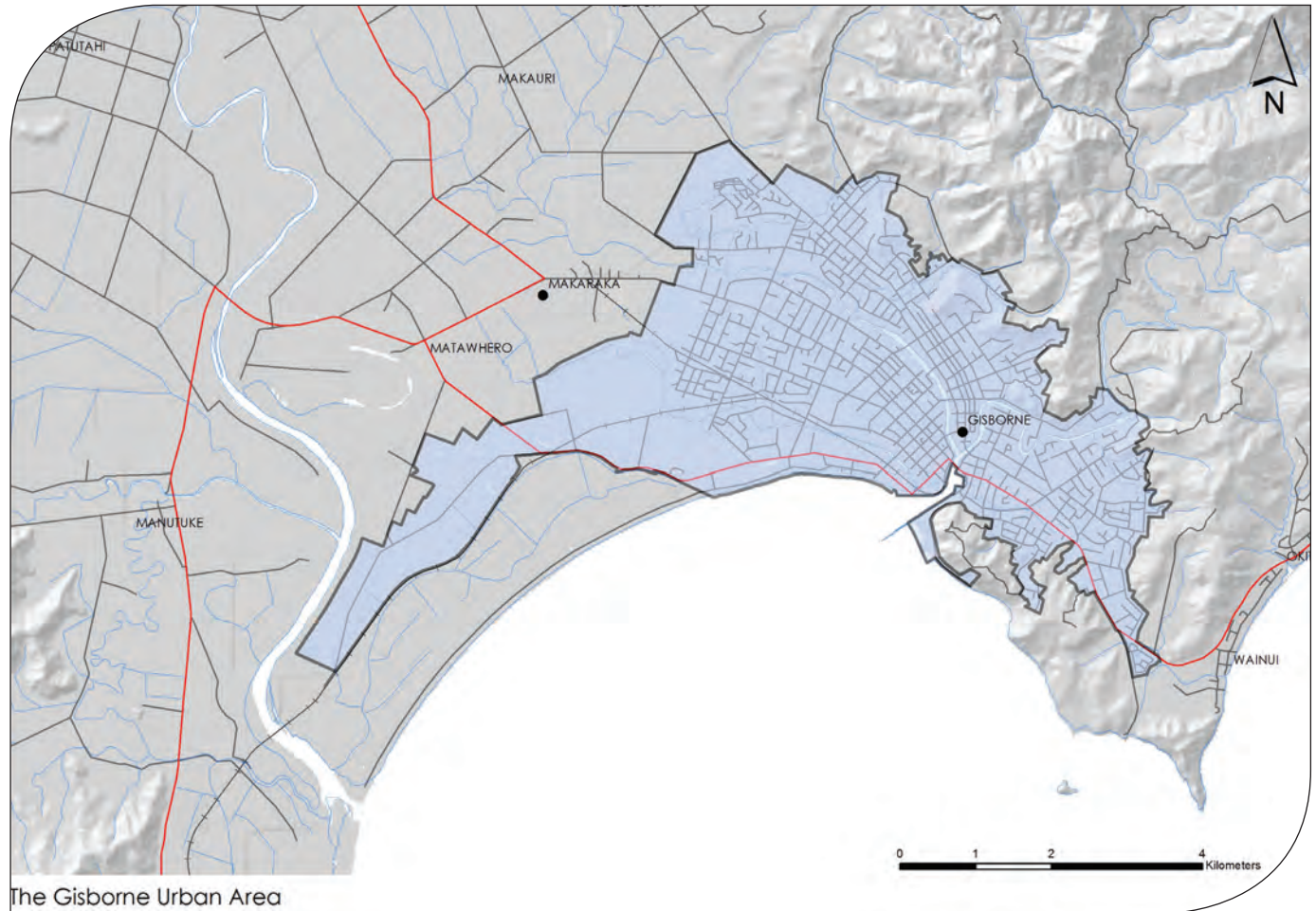
## What is the Urban Development Strategy?

He aha ai te Rautaki Whakawhanake Taone?

The Urban Development Strategy 2015 (UDS 2015) is Gisborne District Council's main strategy for making sure that the land in Gisborne and its surrounding rural area get used in ways that create plentiful opportunities for our communities to live well and prosper, to move people and goods around safely and easily, and to share our rich heritage with each other and the world.

The UDS 2015 reflects and gives effect to the Council Community Outcomes. It also gives effect to the elements that are currently driving or preventing development of the Gisborne urban area

The UDS 2015 is an up-to-date, integrated reference document that establishes a strategic foundation for a more integrated approach to future land use planning and development decisions.



The Gisborne Urban Area

Figure 1: Spatial context for the UDS 2015

# The Review Process

## Te Huarahi Arotakenga

In 2014, Council conducted a strategic review and refresh of the 2009 Urban Development Strategy.

The review involved analysing development, population and social trends (described in Appendix 1), and rationalising a suite of urban development policies and strategies.

The process to develop the 2009 Urban Development Strategy involved comprehensive community consultation, and feedback gained during that process was considered still relevant in 2014. Figure 2 illustrates what people from our community told us they value and how those values are translated into a set of principles. These principles were tested with the community in 2015 during consultation as part of the process for Council to develop its 2015-2025 Long Term Plan and found to still hold true.

### 2015-2025 Long Term Plan process

Key UDS submission themes regard inclusion of heritage protection and interpretation; biodiversity and landscape values; urban revitalisation of neighbourhood centres and the CBD; active transport priorities; the extent of the urban area and urban forestry.

### 2015 Urban design workshops

Highlighted CBD revitalisation and creating better connections between the CBD river walkway and the sea as priorities in the UDS.

Turanganui a Kiwa – our future – what we said\*

#### We VALUE

- Farming and forestry activity.
- Links to water.
- The warmth and energy of our people.
- Relaxed, outdoor oriented lifestyle.
- High quality physical environment.
- Local treasures.
- Opportunities for local jobs.
- The return of our young people from study and overseas experience.
- Urban design that lets people find things easily and socialise in public places that look great and feel safe.
- Having strong links to our rural communities.
- Having a half Maori half Pakeha population.
- Being pedestrian and cycle friendly.

\*SOURCE: Gisborne Urban Development – future option for discussion, prepared by Hill Young Cooper Limited, March 2008 (summary of feedback from workshops and public consultation as part of the Urban Development Strategy 2009)

#### We WANT

- To be an attractive place to live and visit.
- Community input.
- Economic development to help social development.
- Enhanced community facilities close to the inner residential areas.
- Clean beaches and water.
- Local taonga protected.
- Higher employment, enhanced job prospects.
- Ways and places to socialise with friends.
- No undue development sprawl.
- Access to all essential goods and services.
- To see influence and reference to Maori design in our public places.
- Tourism development related to our assets (natural environment, navigational centre, primary producers, rich Maori culture and heritage).
- Enhanced public transport.
- More diverse industry and business clusters.
- Industry to be supported to relocate to locations that best meet their business needs and reduce any potential conflict with sensitive uses.
- Enhancement of green belts and ecological corridors.

UDS 2015 Principles

1

**Consolidate:** Our unique geographical coastal location is an asset that must be appropriately protected if it is to continue to benefit the whole community.

2

**Cultivate:** Developing our assets to their full potential.

3

**Celebrate:** The ways we interact with each other and the built and natural environment. The stories we tell about who we are, where we have been and the things that are important to us all.

4

**Collaborate:** The relationships that will help ensure changes or activities are appropriate, informed, inclusive and desired.

Figure 2: UDS 2015 review process



# Community Outcomes

Ngā Whakataunga Hāpori

Tairawhiti Tāngata,  
Tairawhiti Taonga, Tairawhiti  
Wawata

## Council vision:

*Tairawhiti First! First to see the light; First Choice for people and lifestyle; First choice for enterprise and innovation; First place for the environment, culture and heritage.*

The Urban Development Strategy gives effect to Council's Community Outcomes and vision (above). It does this by focusing on those areas of Council activity that will make the most difference to the community's economic, social, cultural and environmental wellbeing. These activities are described as Council's part in urban development.



# Council's Part in Urban Development

## Te wahanga o te Kaunihera ki te Whakawhanake Taone

The areas of Council activity that contribute to a liveable and sustainable city include:

- land use and transport planning
- the creation and maintenance of good quality and vibrant public and open spaces, and
- community and economic development
- infrastructure services

It is through these key activities that Council can influence how development shapes the urban area and continue to support sustainable development in Tairāwhiti.

Sustainable development means undertaking actions in a way that does not compromise the choices available to future generations, whilst providing for the social, cultural, economic and environmental needs of the current generation.

It is the role of Council to anticipate and respond to the needs of existing and future communities. The UDS 2015 does this by setting a 30 year vision that will be revisited every five years to make sure we are on track.

Part of this process involves identifying issues and establishing the principles and objectives to direct development in the urban area.

Council is working towards a Unitary Plan, which will assist to implement the UDS 2015.

It is the District rules – that are included in the Combined Regional Land and District Plan – that will strongly influence the implementation of this strategy.

The reason rules about land uses need to be made, and occasionally revisited, is because issues are created when incompatible land uses are close together.

GDC is working toward clearly articulating a 'golden thread' between strategic documents such as the UDS 2015, and the RMA plans which set the rule framework for development.

The challenge for Council is to ensure that it has the ability to influence change rather than it being dictated by external forces alone.



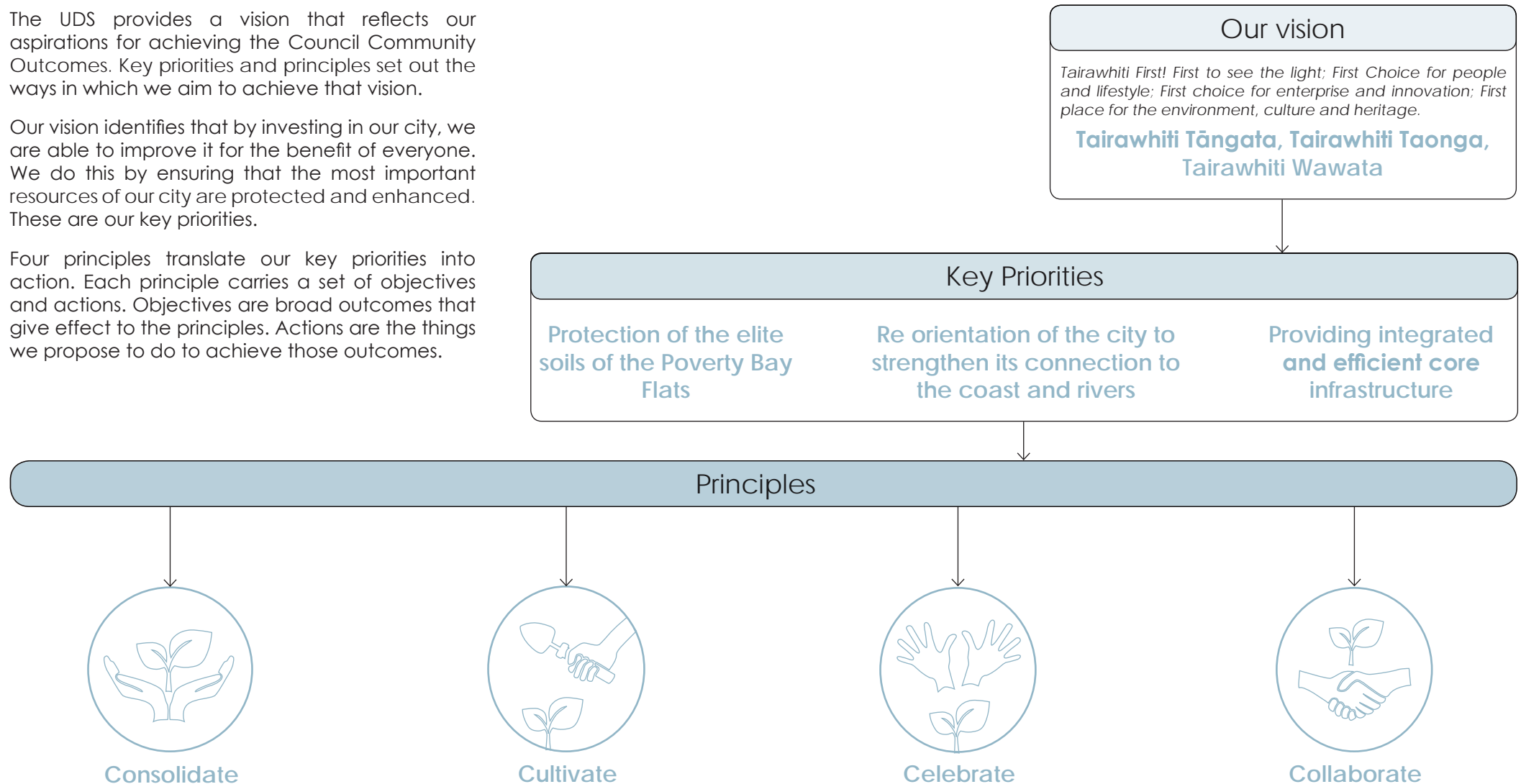
# 2 - Strategic Framework Pou Rautaki

## UDS Structure Te Hanganga

The UDS provides a vision that reflects our aspirations for achieving the Council Community Outcomes. Key priorities and principles set out the ways in which we aim to achieve that vision.

Our vision identifies that by investing in our city, we are able to improve it for the benefit of everyone. We do this by ensuring that the most important resources of our city are protected and enhanced. These are our key priorities.

Four principles translate our key priorities into action. Each principle carries a set of objectives and actions. Objectives are broad outcomes that give effect to the principles. Actions are the things we propose to do to achieve those outcomes.





### What the Council vision means for urban development in Gisborne:

- Building and enhancing our network of cycle and walkways to create better connections and links to our beaches, rivers, reserves and the places we live
- Designing new public spaces that can be enjoyed by everyone, all year-round, for all sorts of purposes – markets, festivals and events
- Containing the urban area within the current boundary

- Celebrating and enhancing our iconic places with design and artwork featuring the unique stories and interpretations of our tangata whenua and reflections of Tairāwhiti navigational stories
- Recognise tangata whenua interests in decisions on land use and resource management
- Ensure Gisborne remains a place where neighbours look after each other and where you can bike to school or work safely

- Fill the city with people by encouraging the development of inner city apartments and now vacant second floors.

Gisborne needs to be more than a place just for today. Those who follow after us must find a place that is better than it is now.

Council will take responsibility for leading the community now and into the future. It will not direct but will help to shape by collaborating with and listening to its communities and seeking the best advice.



# Key Priorities Ngā Whāinga Matua

The UDS 2015 looks out over a 30 year timeframe and will be reviewed every five years.

For 2015-2020, Council has identified three key priorities that must be addressed as the foundation of the UDS 2015:

1

## Protection of the elite soils of the Poverty Bay Flats

The Poverty Bay Flats comprise over 20,000 hectares of the most naturally fertile alluvial soils in the country right at the urban doorstep. Ensuring the urban area remains contained within the infrastructure footprint will assist its protection and maintain the balance between these two vitally important land uses.

2

## Reorientation of the city to strengthen its connection to the coast and rivers

The Gisborne urban area is surrounded by a beautiful landscape framed by coastline and hills. Strengthening the physical and visual connections between the central business district (CBD) and the coast and rivers is vital to achieve Council's Community Outcomes and Vision.

3

## Providing integrated and efficient core infrastructure

Well planned and carefully managed infrastructure assets are critical to the day-to-day functioning and wellbeing of our communities. By ensuring the affordable and sustainable provision of drinking water, waste disposal, stormwater management systems and integrated transport networks, Council is future proofing our city.





# 3 - Principles Ngā Mātāpono

The following principles link the three key priorities to the outcomes Council want to produce, making it more likely that decisions about future planning and construction activities in the urban and peri-urban area will be consistent and align with other Council projects and initiatives.

The Principles are:



**1. Consolidate - We will be able to see where the urban area starts and ends**

Our unique geographical coastal location and elite soils are assets that must be appropriately protected if they are to continue to benefit the whole community.

This Principle links most strongly with Key Priorities 1 and 3 because containing the city within its infrastructure footprint is one of the most effective ways of protecting the elite soils of the Poverty Bay Flats.



**2. Cultivate - We will grow the interdependencies between the natural, built, social and economic environment and the health of our people**

We have a wealth of natural, physical and social assets that can be used to meet community needs now and into the future. Harnessing these assets for the common good will be key to our success as a city.

This Principle links strongly with all three Key Priorities because over a 30 year time period the benefits of a mostly compact city will be demonstrated by thriving green band of vegetated hills, distinct farming area and a coastal area that is attractive to people to live, visit and work.



**3. Celebrate - We will design and build our public buildings, parks and public places so they artfully reflect local conditions and character**

Our public spaces create opportunities for us to interact with each other and the built and natural environment. We can use these spaces to tell stories and create a picture about who we are, where we have been and the things that are important to us.

This Principle links strongly with Key Priority 2 because the areas in the city closest to the coast have enormous potential to change over time in ways that, if done well, could be transformative for our city and our people.



**4. Collaborate - We will foster local involvement in decisions about the future of Gisborne**

One of Gisborne's key strengths is its social connectivity. Brokering strong relationships and meaningful community engagement helps ensure decisions and activities are appropriate, informed, inclusive and desired.

While this Principle does not link as explicitly to the three key priorities, it is nevertheless important. It emphasises that by working together (Tairāwhiti Piritahi) we will achieve the Council Community Outcomes, Vision and Values.



# Principle 1 - Consolidate Te Mātāpono 1 - Whakakotahi

*Our unique coastal location and elite soils are assets that must be appropriately protected if they are to continue to benefit the whole community. Containing the urban area within the existing infrastructure footprint is an effective way of ensuring the coast and Poverty Bay Flats remain protected.*



## Objective 1: Emphasise redevelopment of the current urban area.

We want to make the urban area more appealing for people to choose to live in because the advantages of a more compact city (rather than a sprawling one) are multiple and range from lower combined housing and transport costs to people living longer, healthier lives. To help achieve this we will focus development within the current urban area. In doing so we protect the elite soils of the Poverty Bay Flats and maximise the efficiency of our core infrastructure.

### Actions:

1. Develop a CBD development Plan that includes :
  - priority actions for streetscape enhancements
  - recommendations for mixed use (residential and commercial) areas
  - a car parking policy
2. Revitalise Grey Street from the riverside walkway on the Taruheru River to the Oneroa walkway at Waikanae Beach to create a high quality corridor between these two special places;
3. Coordinate the rejuvenation of the northern end of Grey Street where the Taruheru River walk and cycleway will connect through to the Botanic Gardens;

4. Revitalise Hei Pipi Reserve to enhance the multipurpose functionality of Reads Quay between Pitt Street and Wainui Road. This will better enable the temporary use of this space for activities such as night markets, street food festivals and vintage car expos;
5. Coordinate the planning and design of the proposed Kaiti Sport and Recreation Community Hub (Papawhāriki) so that it complements the Ngati Porou multipurpose conference and recreation facility, Te Tini O Porou and fosters positive urban renewal in Kaiti;
6. Concentrate subdivision, use and development within areas already characterised by development and where natural character values are already compromised;
7. Explore opportunities for urban revitalisation within existing neighbourhood centres.





## Objective 2: Protect elite soils for high quality agricultural production from encroachment by residential activities.

Gisborne is blessed with some of the most fertile and versatile soils in New Zealand. For generations the Poverty Bay flats have been a thriving food bowl. All indications are that the climatic conditions, geology and hydrology of the region will continue to produce high quality agriculture for generations to come.

Encroachment from land uses that are not compatible with agricultural practices, specifically residential land uses where the noise and air quality impacts of agriculture are considered problematic is one of the foreseeable threats to the sustainable continuation of successful agriculture business on the Poverty Bay Flats.

Currently the urban area and the rural production areas are separated by a 'land use buffer' known as the Rural Residential Zone in the District Plan. This means that people living and working in this area know from the outset that the levels of amenity they can expect in this area are not the same as in the urban area.

The purpose of town planning is to strike and maintain a balance between what can often be competing land uses. Ensuring development occurs in the right place at the right time and makes a positive contribution to people's lives. Providing homes, employment and enhancing our quality of life is a key part of why Urban Development Strategies are prepared.

The advantage of having and maintaining a healthy land use buffer is that the relationship between potentially conflicting land uses stays positive. When this buffer is reduced or removed then the relationship becomes negative.

### Actions:

1. Work with the Makaraka community to develop a township plan that maintains the amenity of this town as an important service centre and satellite to the Gisborne urban area;
2. Work with land developers to efficiently stage the development of the Taruheru Block so that it integrates with the surrounding residential area and active transport network;
3. Maintain and improve the overall amenity of the urban area and Council facilities so that there will be greater incentive to develop in the existing urban area;
4. Work with the landowner of Citrus Grove to plan and create long-term sustainable land use options for this site.



## Objective 3: Ensure airport infrastructure retains the capacity for expansion.

Gisborne Airport is a regionally important transport infrastructure asset, particularly given Gisborne's relative geographic isolation. Activities that impede Airport operations and limit its capacity to grow have the potential to adversely affect the region's economy and associated growth.

### Actions:

1. Develop a Strategic Plan for the Airport in conjunction with the Gisborne Airport, Eastland Group and expert advisors;
2. Amend the RMA Plans to give effect to noise contour boundaries and future land requirements associated with runway expansion at the Gisborne Airport.





## Objective 4: Improve guidance for development in urban and peri-urban areas.

Development in Gisborne has traditionally been based upon meeting the minimum standards provided by Council's planning and engineering documents. There has been a more recent shift in focus towards more environmentally sustainable and community orientated outcomes. Consultation associated with the Urban Development Strategy outlined that the community wants to see quality growth occur – that is, growth that is not just for its own sake, but rather growth that helps to improve the social and economic conditions in the city, while protecting the environment.

### Actions:

1. Review the RMA Plans so they are consistent with the principles of the UDS 2015. This might include:
  - land use provisions around Awapuni Road
  - car parking and noise provisions for the Inner Commercial zone

2. Work with developers to ensure future development in the new urban area of Makaraka does not compromise the ongoing operations of the airport;
3. Assess the efficiency and effectiveness of landscape provisions within the RMA Plans. This includes highlighting gaps where landscape and heritage values may require stronger representation in the future and determining how to guide or manage future development;
4. Identify urban and peri-urban landscape values to help inform future development;
5. Complete natural hazard research and mapping to provide more certainty about those areas that are appropriate for development;
6. Review and update the Engineering Code of Practice for infrastructure development;
7. Include the active transport network in the assessment of development applications to assist with connectivity and access to the city's wider integrated transport network;
8. Develop a spatial plan to link urban growth with RMA Plans, provision of infrastructure and desired community outcomes.



## Objective 5: Make better use of existing parks and reserves.

Gisborne District Council provides for an extensive range of parks and community property assets and amenities.

### Actions:

1. Work collaboratively with stakeholders of the proposed Kaiti Sport and Recreation Community Hub (Papawhāriki) to develop of a business case for the planning and design of enhanced sport and recreation options for Waikirikiri Reserve;
2. Incorporate the design and function of Grey Street rain gardens with community group riparian planting along the Waikanae stream, through Alfred Cox Reserve and the skate park;
3. Incorporate connections to the Botanic Garden adventure playground with the extension of the riverside walk and cycle way (Taruhuru Spine);





4. Complete the Tairawhiti Navigations Project to encourage more people to visit and use Waikanae Beach Reserve and the adventure playground by creating a new, attractive continuous pathway to the CBD and inner harbour;
5. Continue to co-manage the restoration and revegetation of Titirangi Recreation Reserve (Kaiti Hill) with Ngati Oneone in preparation for the 2019 Te Ha Sestercentennial commemorations;
6. Support the implementation of the Learn to Ride Junior Bike Track;
7. Review existing reserves assets to identify opportunities for improvement and priorities for revitalisation;
8. Incorporate connections to Watson and Churchill Parks with the Oneroa and Awapuni School pathways.



## Objective 6: Improve access to neighbourhood centres and local services.

Accessible neighbourhoods are those that have good (smooth, wide and not overgrown by vegetation) footpaths with smooth wheel ramps at intersections, safe crossing points on busy roads, shops and amenities located on easy and quick routes and plenty of opportunities for people to sit and rest or socialise. These conditions encourage the casual interactions on the street, in the shops and at the parks that are so necessary for people's social attachment and sense of place.

Designing and building an integrated network of cycle ways, walkways, footpaths and on-road bike lanes in Gisborne is one way that Council is contributing to improving health, economic and social outcomes for the whole community as well as improving transport options for those without a vehicle (like children and the mobility impaired).

We want our urban streets and neighbourhood centres to meet the principles of lifetime design – usability, adaptability, accessibility and inclusion, now, and into the future.

### Actions:

1. Develop a dedicated active transport network around and across Gisborne that provides safe connections between schools, work places, recreation activities, neighbourhood centres and the CBD;
2. Complete a Community Facilities Strategy to ensure we have the facilities that the community uses, to ensure community facilities are kept in good working condition and are fit-for-purpose;
3. Collaborate with the Papawhāriki Leadership Group to improve active transport connections between Waikirikiri Reserve and the surrounding urban area;
4. Support the creation of more public places that are fun and safe social environments year round (regardless of weather conditions);
5. Work with the community to establish a process that ensures all Council place improvement projects have good standards of accessibility. This includes minor safety works.



# Principle 2 - Cultivate Te Mātāpono 2 – Te Whakatipu

*We have a wealth of natural, physical and social assets that can be used to meet community needs now and into the future. Making strong connections between these assets will be key to fully establishing Gisborne's unique identity.*



## Objective 1: Improve the links between the CBD, river walkways and beachfront.

The origins of Gisborne as a settlement are deeply interwoven with the existence of Taruheru, Waimata and Turanganui rivers and the landform that provided a sheltered port and harbour. These elements are the city's beating heart.

Historically these areas have been in constant flux – through industrialisation, suburbanisation and shifts to a dominant automobile culture. These influences have given Gisborne distinctive personalities and contributed to its identity being characterised by industry, rail and shipping.

In the 21st century Gisborne city is transforming again. This time as a result of our collective intentions and desires, not because of external forces dictating how the rest of the country identify us.

Our community members have told us that they want our rivers and beaches to be clean and safe for swimming and harvesting kaimoana. Improving

access to these places is one of the first steps for increasing awareness of these unique assets of our city. This could in turn improve the health of our waterways, protect the natural, cultural, social and aesthetic values of them.

### Actions:

1. Plan and coordinate the construction of the separate cycleway 'clip on' to the Gladstone Road Bridge (funded through the National Land Transport Funds, urban cycleway programme) on the south (Port vista) side to align with revitalisation of Hei Pipi park precinct and on the north side (city vista) to connect commuter network from Kaiti to the riverside cycleway identified as the Taruheru Spine;
2. Install infrastructure that will enable Lowe or Peel Street (between Gladstone Road and Reads Quay) to be temporarily transformed into a pedestrian area for special events. This could include:
  - seasonal parklets - footpath extensions usually installed in 1-2 car parks to create an instant public place for passers by to relax and enjoy the atmosphere of the city
  - a hub of similarly themed shops such as "Eataly" which is a cluster of restaurants, food and beverage counters, bakery, retail and cooking school

3. Develop the 'Our Place Plan' so that the CBD, Inner Harbour and main beach areas (Turanganui river mouth to Midway beach) achieve a higher standard of urban amenity and appeal;
4. Complete the Waikanae to Waipaoa land use study. This will include scoping for:
  - improving connections between Watson and Churchill Parks within the urban area
  - reuse options for the old gaol
  - the future location and function of the Olympic Pool complex



## Objective 2: Safeguard cultural heritage sites and areas of significance to tangata whenua.

Treaty of Waitangi settlements with our district's iwi are of great significance to the region. Council is committed to the spirit and implementation of our District's Treaty Settlements.

To do this, Council has adopted a strategic policy framework, Tairawhiti Piritahi, which it uses to increase Maori participation in planning and decision-making. This framework helps Council meet its statutory obligations (Te Tiriti o Waitangi/

Treaty of Waitangi) and to be an empowered organisation that values Te Ao Maori (the Maori world).

**Actions:**

1. Manage heritage on a basis of partnership involving property owners, tangata whenua, heritage agencies, communities and individuals;
2. Progress the installation of Hawaiki Turanga cultural monument in collaboration with iwi;
3. Continue to co-manage the restoration and revegetation of Titirangi Recreation Reserve (Kaiti Hill) with Ngati Oneone in preparation for the 2019 Te Ha Sestercentennial commemorations;
4. Complete the Tairawhiti Navigations Project which will use designs and artwork to feature the unique stories and interpretations of Gisborne's tangata whenua;
5. Continue to co-manage the Kopututea coastal area with those who represent the values of the tangata whenua of the area.







### Objective 3: Identify, conserve and enhance the cultural heritage of the city.

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) promotes the identification, protection, preservation and conservation of the historical and cultural heritage of New Zealand. The HNZPTA protects, identifies and lists historic places, historic areas, wahi tupuna, wahi tapu places, and wahi tapu areas.

Gisborne District Council is the owner and custodian of a number of these listed buildings, places and areas and seeks to achieve this objective in the following ways:

#### Actions:

1. Encourage public participation in the identification and protection of heritage values. This includes:
  - promotion of the Resene Gisborne color palette which has been developed to guide the way CBD building facades and verandahs are painted and presented
  - greater controls to ensure new buildings in the CBD are sympathetic to the Edwardian heritage fabric
  - investigating the possibility of a subsidy for building owners on the cost of painting and restoring the heritage features in the outsides of their buildings

2. Ensure the intent (heritage fabric) of the original HB Williams Library is protected and enhanced as a result of the redevelopment;
3. Undertake restoration works on Wylie cottage, the oldest European house still standing in the Gisborne area, and the former Gisborne gaol constructed in 1910 and used until 1952;
4. Incorporate cultural heritage interpretation into the design and construction of new walk and cycle ways that pass through or nearby sites of significance;
5. Complete the Tairawhiti Navigations Project which will use designs and artwork to feature the unique stories and interpretations of Gisborne's tangata whenua;



#### Objective 4: Identify, conserve and enhance the natural heritage of the coastal environment.

The Gisborne District coastline extends some 500 km, comprises some 138 km of sandy and gravel beaches and 202 km of cliffed coastline. Within the urban area the beaches at Waikanae, Kaiti and Wainui are amongst our most highly valued natural features. The coastal environment and the resources of the coastal marine area comprise some of the most important taonga to Mana Whenua, who have a traditional and ongoing cultural relationship with the coast.

##### Actions:

1. Maintain and enhance public access to and along coastal areas in a manner that is sensitive to their use and values;
2. Maintain and enhance the open space, recreation and amenity values of the coastal environment through the provision of public facilities in appropriate locations;
3. Protect the values of sensitive areas by restricting public access where necessary;
4. Improve the quality of stormwater and wastewater discharges by incorporating low impact or water sensitive design into all new road and streetscape improvement projects;
5. Promote the development and protection of ecological corridors.



#### Objective 5: Improve the quality of our public spaces.

Public space is a vital component of a successful city. A well designed and managed public space is a key asset for a city's liveability and has a positive impact on its economy. Investment in public space contributes to improved health and wellbeing, reduces the impact of climate change, encourages a shift to walking and cycling modes of transport and increases safety and a reduced fear of crime. It can improve residential neighbourhoods, safeguarding property values and increasing attractiveness to visitors.

##### Actions:

1. Allow some roads to be temporarily transformed into a pedestrian area for special events;
2. Make better use of existing parks and reserves as part of our open spaces network;
3. Continue to design parks to provide for a range of activities, that are safe to use day and night;
4. Develop an urban street tree masterplan that provides an overarching framework for street tree planting and maintenance for the next 100 years, an urban street tree policy and register of significant public trees;
5. Make sure we plan to maintain our assets by factoring in the costs of maintenance of new street furniture, trees or infrastructure before we even build them;

6. Support the redevelopment of the Inner Harbour as an attractive, pedestrian friendly space;
7. Encourage building owners to use dress window and under verandah lighting as a way of creating ambiance, interest and way finding in the CBD. Creating ambiance makes the city feel attractive and safe to be in.







## Objective 6: Improve the livability of our city.

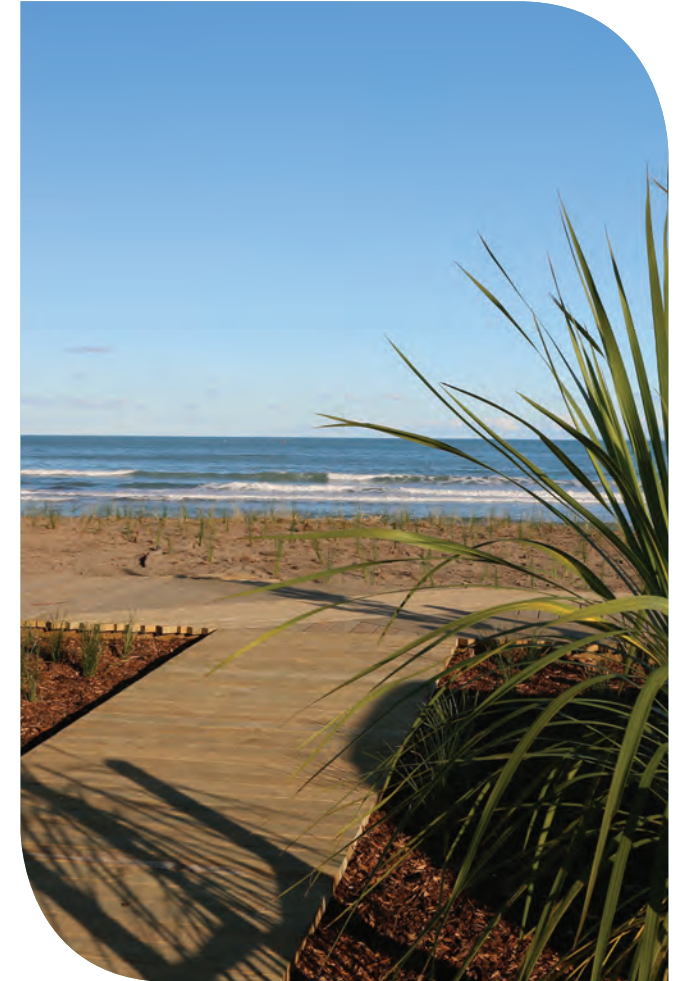
There are numerous definitions of what elements make a great, livable city, but fundamentally it comes down to connectivity and access. Being able to get around quickly and easily and being able to connect socially in beautiful, well-designed, and well-maintained public spaces are considered essential ingredients to living well in a modern city. Similarly, having access to a wide range of goods, services, jobs, opportunities and affordable housing ultimately enhances the attractiveness of living in the city.

From examples from other New Zealand cities and from overseas, we understand that cities providing easy access to cultural and leisure amenities promote happiness.

In Gisborne most people benefit from a basic level of connectivity by being able to travel to at least a small number of goods, services and jobs in a reasonable amount of time. But we believe we can do better than that in the following ways:

### Actions:

1. Promote urban biodiversity initiatives through restoration of key urban waterways and supporting the uptake of low impact urban design and development;
2. Continue to design and construct the integrated active transport network based on priorities identified in Appendix 2, and in consultation with the community;
3. Design and construct public places that artfully reflect local conditions and character;
4. Install bike racks in the CBD, and consider creating a cycle-parking 'feature' by removing an existing on-street car park;
5. Consider urban amenity issues associated with the planting of pine forests in proximity to the urban area, particularly when assessing works plans to control erosion in areas within in land overlay 3a;
  - the planting and harvesting of pine forests in proximity to the urban area
  - their ability to make the objectives of the UDS happen
6. Review RMA Plan policies and rules in relation to;
7. Develop and reinforce the character of areas within the CBD as a way of improving Gisborne's appeal and attractiveness. This will also create an urban 'intensity' that is characteristic of vibrant cities around the world.





## Objective 7: Improve community spaces and facilities.

During the course of its last Ten Year Plan (2012-2022) Council substantially upgraded its War Memorial Theatre, bringing it in line with modern theatres around the country and rejuvenating a valued community asset that will continue to provide entertainment and opportunities for the community for decades to come.

Within the course of the 2015-2025 Long Term Plan Council will manage the redevelopment of the HB Williams Library, Municipal Buildings on Fitzherbert Street and the Olympic Pools. It will also make significant investment in the revitalisation of the CBD, neighbourhood centres and townships through the installation of plantings, artworks and street furniture.

### Actions:

1. Carefully consider the ongoing availability of materials used in the design and construction of streetscape upgrades so that a high standard of upkeep can be maintained;
2. Complete a Community Facilities Strategy to assist with prioritising budget and resources to ensure community facilities are kept in good working condition and are fit-for-purpose;
3. Support urban development that includes mixture of uses as a way to get more people living, working, socialising and frequenting in the CBD;
4. Maintain CBD streets and walkways to a high standard;
5. Continue to actively promote use of community facilities like the HB Williams Library and War Memorial Theatre;
6. Progress feasibility and design for redevelopment of the Olympic Pool aquatic and recreation facility;
7. Ensure there is adequate provision of amenities and related parking for visitors to the CBD. This includes coast residents;
8. Prepare a parking policy for the CBD that better balances social and local economic benefits for the city.





# Principle 3 - Celebrate Te Mātāpono 3 – Te Whakanui

*Our public spaces create opportunities for us to interact with each other and the built and natural environment. We can use these spaces to tell stories and create a picture about who we are, where we have been and the things that are important to us.*



**Objective 1: Create public places and open spaces that artfully reflect local conditions and character.**

The distinctive identity of our CBD and neighbourhood centres comes about as a result of many factors interacting. These include the type of buildings, activities (such as working, shopping, socialising), people (mixture of ages, mobility, gender and socio economic profiles), and history of the place.

Using urban design techniques, a consistent suite of materials, colours and plant species can reinforce the unique character of Gisborne's neighbourhood centres, CBD and important corridors.



### Actions:

1. Redevelop the municipal offices on Fitzherbert Street to provide fit for purpose, earthquake sound, long term accommodation for Council staff and activities, and quality facilities for the public;
2. Redevelop the HB Williams Library on its current site in the centre of the CBD to continue the vital contribution of this service to our community's life-long learning, literacy development, education and social needs;
3. Raise the profile of the city's heritage values to avoid the possibility of the loss of special character in areas of urban character, particularly the CBD and inner harbour;
4. Develop the 'Our Place Plan' to have a planting guide and specifications for design, materials, and installation of street furniture that subtly reflects and reinforces different local character;
5. Use the 'Our Place Plan' at the design stage of all outdoor/open space projects i.e. new walk and cycle ways and all streetscape upgrades;
6. Use additional art and design elements in the design of public places as a way to develop and articulate the cultural landscape of the city;
7. Ensure the city has a good spread of public places that are diverse and appropriately located so as to meet the present and future needs of the community including being accessible and safe for all abilities and ages;

8. Prepare design briefs that require built structures to perform multiple functions;
9. Support the production of quality local public art works that help contribute to pride and positive social identity;
10. Provide a platform or forum for cultural and artistic performance.



### Objective 2: Enhance sustainable regional development through arts and culture.

Engagement in culture and the arts has the capacity to enrich and transform individuals, communities, environments and the country as a whole. Council is committed to preserving and growing the unique attributes of the people of Tairāwhiti so that our arts, heritage, language achievements and celebrations are locally, nationally and internationally renowned.

### Actions:

1. Complete the Tairāwhiti Navigations Project. This is a significant regional tourism project that will create access to more walkways around the harbour and on Titirangi (Kaiti Hill) and feature significant storytelling and educational resources;
2. Create opportunities for people and communities to participate in art and cultural activities, events and experiences;
3. Provide and maintain a quality art in public places programme;

4. Engage iwi in the design of spaces to create a high quality urban environment that displays the unique stories and interpretations of Gisborne's tangata whenua;
5. Protect and promote the city's built form, natural and cultural heritage through artistic heritage interpretation i.e. Tairāwhiti Navigations Project as well as provisions in the RMA Plans;
6. Provide facilities, services and art in public places that enable the public to experience and participate in performing and visual arts;
7. Develop the 'Our Place Plan' to ensure we present our city to the best of our ability during peak visitor periods.







### Objective 3: Make high quality landscapes features of the Gisborne CBD.

When we talk about the landscape we often refer to the idea that within the areas where we live there are places where the natural features combine with cultural importance - through storytelling, history and experience – and as a result they are recognised by locals and visitors as being special.

Naturally, landscapes evolve through time, though natural forces and human beings, but there are usually qualities about a place that has landscape 'value' that people feel so strongly about that mechanisms are put in place to make sure that they are protected from being fundamentally altered.

The Gisborne CBD is unique in that is surrounded by so many significant landscapes: the Turanganui, Waimata and Taruheru rivers, Port, Te Kuri a Paoa (Young Nicks Head) Titirangi (Kaiti Hill), and the encompassing hills are just some examples.

#### Actions:

1. Increase the use of planting as part of the look and function of new walk and cycleways, and expand the range of native plants used;
2. Protect public view shafts from the city to its surrounding hills and waterbodies;
3. Improve the quality of the CBD retail environment by maintaining the gardens, planter boxes, footpaths and pedestrian crossing points to a high standard;
4. Develop the 'Our Place Plan' to include the creation of visually appealing 'gateways' at the main entrances into Gisborne (SH2, SH35, Ormond Road/Fitzherbert and the Airport - corner of Childers and Chalmers & Childers and Lytton Roads).



### Objective 4: Realise the landmark significance and cultural heritage attached to Titirangi and the Inner Harbour area.

Titirangi Reserve (Kaiti Hill) occupies 33 ha in the heart of the Gisborne urban area. It is the ancestral site of the Ngati Oneone hapū and is considered sacred to tangata whenua.

The Inner Harbour is made up of a mix of land uses ranging from port and marina related activities to offices, eateries, bars and live music venues. Its proximity to the CBD, Titirangi and the coastal and riverside walk and cycle ways means it has much to offer residents and visitors.

Founding voyagers like Kiwa and Paoa and the first landing of Captain Cook in 1769 add to the rich narrative about exploration, navigation and discovery that surrounds Titirangi and the Inner Harbour.



#### Actions:

1. Continue to manage the Titirangi Restoration Project – post pine harvest - preserve sites of cultural and historic value and enhance the social, recreational and tourism values of the site;
2. Complete the Tairāwhiti Navigations Project which will enhance these landmark places with new infrastructure, design and interpretation features that reflect our navigational past;
3. Continue to work in collaboration with the Mana Whenua, Ngāti Oneone, to achieve a beautiful, universally respected and valued local icon, in accordance with the co-management plan;
4. Continue to work with Eastland Port, property owners and tenants of the inner harbour area to achieve a vibrant, safe, attractive, well connected waterfront destination.





# Principle 4 - Collaborate

Te Mātāpono 4 – Te mahi tahi

*One of Gisborne's key strengths is its social connectivity. Council recognises the importance of brokering strong relationships and meaningful community engagement so that decisions and activities are appropriate, informed, inclusive and desired.*



## Objective 1: Distinguish Mana Whenua of the city as key partners in land use decisions.

The concept of Mana Whenua expresses authority over a defined geographic area. Linked to Mana Whenua is turangawaewae (a place to stand) which is fundamental to Māori cultural identity.

Treaty of Waitangi settlements with our district's iwi are of great significance to the region. Maori make up almost half of the population. The region has four main Iwi recognised by the Crown in the Māori Fisheries Act 2004 for historic Treaty settlement purposes. These are Ngāti Porou, Te

Aitanga ā Māhaki, Rongowhakaata, and Ngāi Tāmanuhiri. Most of these recognised iwi/hapū are represented by an Iwi authority for the purposes of the Resource Management Act 1991 (RMA).

Council has committed to engaging with Tangata Whenua and Maori on any significant decisions in relation to land or a body of water. Council will take into account the relationship of Maori and their culture and traditions with their ancestral land, water sites, wāhi tapu, valued flora and fauna, and other taonga.

### Actions:

1. Retain existing general and project specific relationship processes between Council and Tangata Whenua as a starting point for engagement;
2. Work with Tangata Whenua to recognise, promote and celebrate the indigenous arts and cultural traditions that provide a unique and valuable point of difference to the district.





## Objective 2: Make it possible for the community to contribute to how our public places look and function.

Communities working together can effect positive change for their future.

Social connections can improve happiness and ultimately enhance the attractiveness of living in the city. Building and strengthening connections between people living close is universally valued and understood.

Council recognises that all of our many community interest groups have special roles in the beautification and wellbeing of our neighbourhoods.

### Actions:

1. Facilitate the planning and implementation of urban revitalisation projects in identified neighbourhood centres;
2. Ensure meaningful consultation on the design of town features;
3. Engage local artists, crafts people and iwi to design and fabricate public art works and street furniture;
4. Apply the New Zealand Urban Design Protocol, National Guidelines for Crime Prevention through Environmental Design (CPTED) and Te Aranga Māori Cultural Landscape Strategy in public realm improvements;
5. Develop the 'Our Place Plan' to allow for local character to be expressed through street furniture that can be easily customised;
6. Continue to engage with Tairāwhiti youth about ways to make the CBD a more social and safe place for young people.







### Objective 3: Support our communities to accomplish things that are important to them.

In the 2015-2025 Long Term Plan Council redefined the way it contributes to community development activities. Rather than being directly involved in the delivery of community and economic development projects and activities, Council now gives support to community-led development that aligns with Council Community Outcomes. It does this through seeking, administering and allocating funding to help our community groups finance their projects.

This means that we work with our communities where there are opportunities for collaborative projects that will create mutually agreed outcomes. Actions that Council intends to take to achieve this objective.

#### Actions:

1. Continue to engage communities and Tangatata Whenua in Council decision making in a coordinated and timely manner, concentrating on having the right conversations on the issues that are genuinely significant;
2. Broadly promote funding opportunities, i.e. Creative Communities grants, throughout the year;
3. Continue to advocate on behalf of our community on issues that are important to them;
4. Incorporate feedback from long term plan consultation into strategic plans in the immediate and long term. This includes:
  - revitalisation of the Ballance Street village
  - a reserves management plan for city esplanades
5. Actively support community groups to plant native plant species in the urban environment;
6. Continue to support the provision of free wifi - in connection with public places that have a civic function. For example, HB Williams Library, Tairāwhiti Museum and Gisborne Court House.



# 4 - Implementation Te Whakatinanatanga

The objectives will be achieved by the actions described in this section. These actions reflect council projects that are already being implemented or that Council has committed to deliver in the 2015-2025 Long Term Plan.

## Immediate to short term (0-3 years)

1. Develop a concept plan for the Gisborne CBD area that will identify priority areas for streetscape and landscape enhancements based on Key Priority 2: strengthen the connections between the city and the coast and rivers;
2. Revitalise Grey Street from the riverside walkway on the Taruheru River to the Oneroa walkway at Waikanae Beach;
3. Develop a CBD development plan;
4. Conduct a land use study of the stretch of coastline extending from Grey Street to Te Kuri a Pāoa /Young Nicks Head as part of the early feasibility exercise to extend the coastal cycle and walkway. This study will also include scoping options for better connecting Watson and Churchill Parks to the Active Transport Network, and the future location and function of the Olympic Pool complex;
5. Explore opportunities for urban revitalisation within existing neighbourhood centres;
6. Work with the Makaraka community to develop a township plan;
7. Develop a Strategic Plan for the Airport;
8. Develop the 'Our Place Plan' to incorporate the annual planting guide and the new standards for the design of street furniture into a comprehensive guide for enhancing Gisborne's public places;
9. Coordinate the planning and design of new rain gardens on Grey Street as part of the Alfred Cox Reserve and the skate park riparian planting along the Waikanae stream;
10. Coordinate the planning, design and construction of separate cycleway 'clip ons' to the Gladstone Road Bridge;
11. Complete the Tairāwhiti Navigations Project;
12. Complete a Community Facilities Strategy;
13. Include strategic framework and priorities for Active Transport in the adopted Urban Development Strategy 2015 and the 2015-2025 Long Term Plan;
14. Prepare an urban street tree masterplan that provides an overarching framework for street tree planting maintenance for the next 100 years, an urban street tree policy and register of significant public trees;
15. Review and update the Engineering Code of Practice for infrastructure development;
16. Redevelop the municipal offices and the HB Williams Library;
17. Report to Council on options for staging the transition of Awapuni Road land uses from industrial to mixed use;
18. Prepare a parking policy for the CBD.



### Short to medium term (3-6 years)

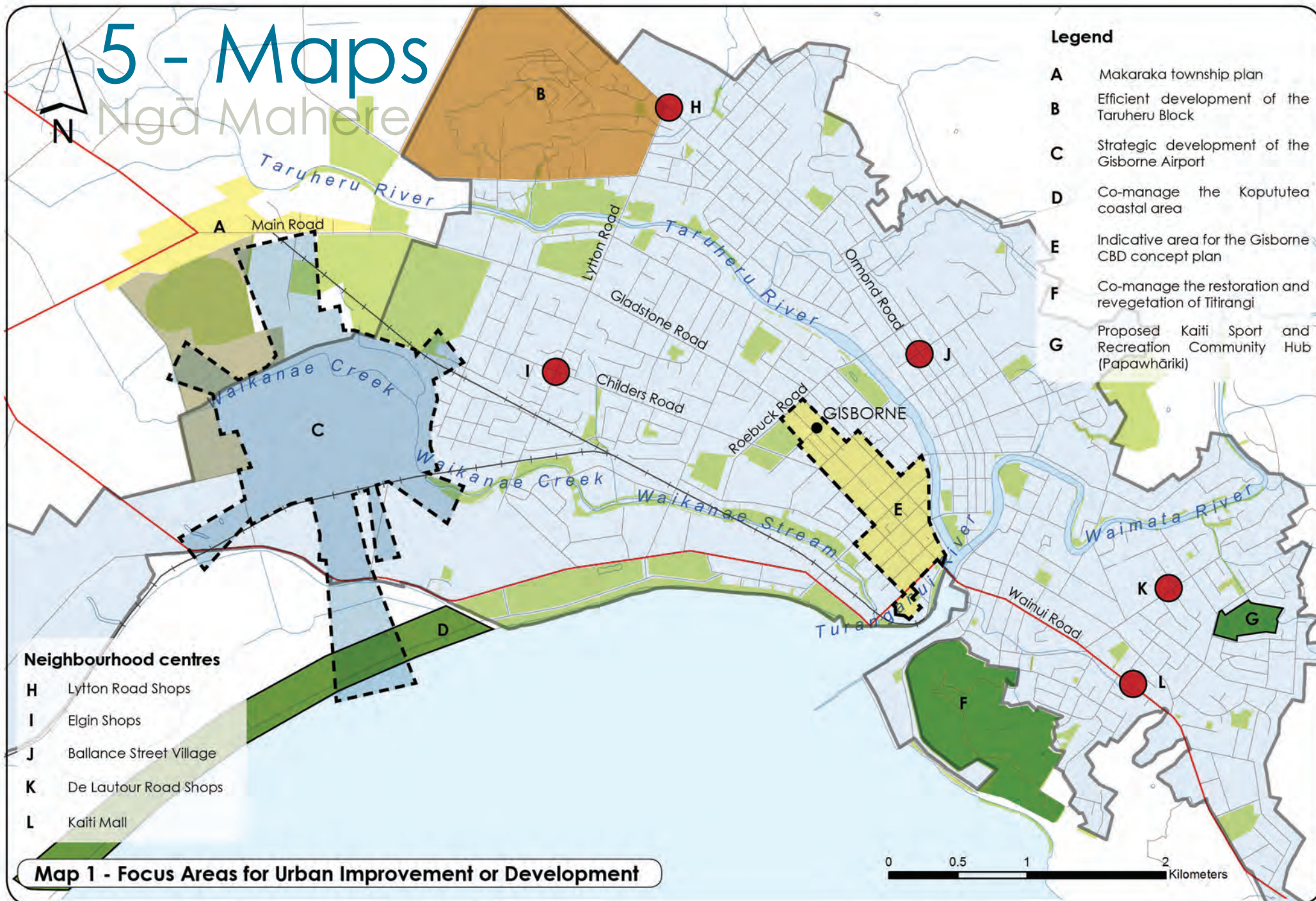
1. Revitalise Hei Pipi Reserve to enhance the multipurpose functionality of Reads Quay between Pitt Street and Wainui Road.
2. Install infrastructure that will enable Lowe or Peel Street (between Gladstone Road and Reads Quay) to be temporarily transformed into a pedestrian area for special events including markets.
3. Complete a structure plan for Kaiti as part of fostering positive urban renewal in Kaiti and coordinating active transport connectivity around Papawhāriki and Te Tini O Porou.
4. Complete a structure plan for the Taruheru Block so that it integrates with the surrounding residential area and active transport network.
5. Develop a spatial plan to link urban growth with RMA Plans, provision of infrastructure and desired community outcomes.
6. Complete natural hazard research and mapping.
7. Undertake restoration works on Wylie cottage and the former Gisborne gaol.
8. Amend the RMA Plans to give effect to noise contour boundaries and future land requirements associated with runway expansion at the Gisborne Airport.
9. Review the RMA Plans so they are consistent with the principles of the UDS 2015.
10. Review RMA Plan policies and rules in relation to the planting and harvesting of pine forests in proximity to the urban area.
11. Progress feasibility and design for redevelopment of the Olympic Pool aquatic and recreation facility.
12. Develop a Unitary Plan to assist and implement the development direction articulated in the UDS 2015.



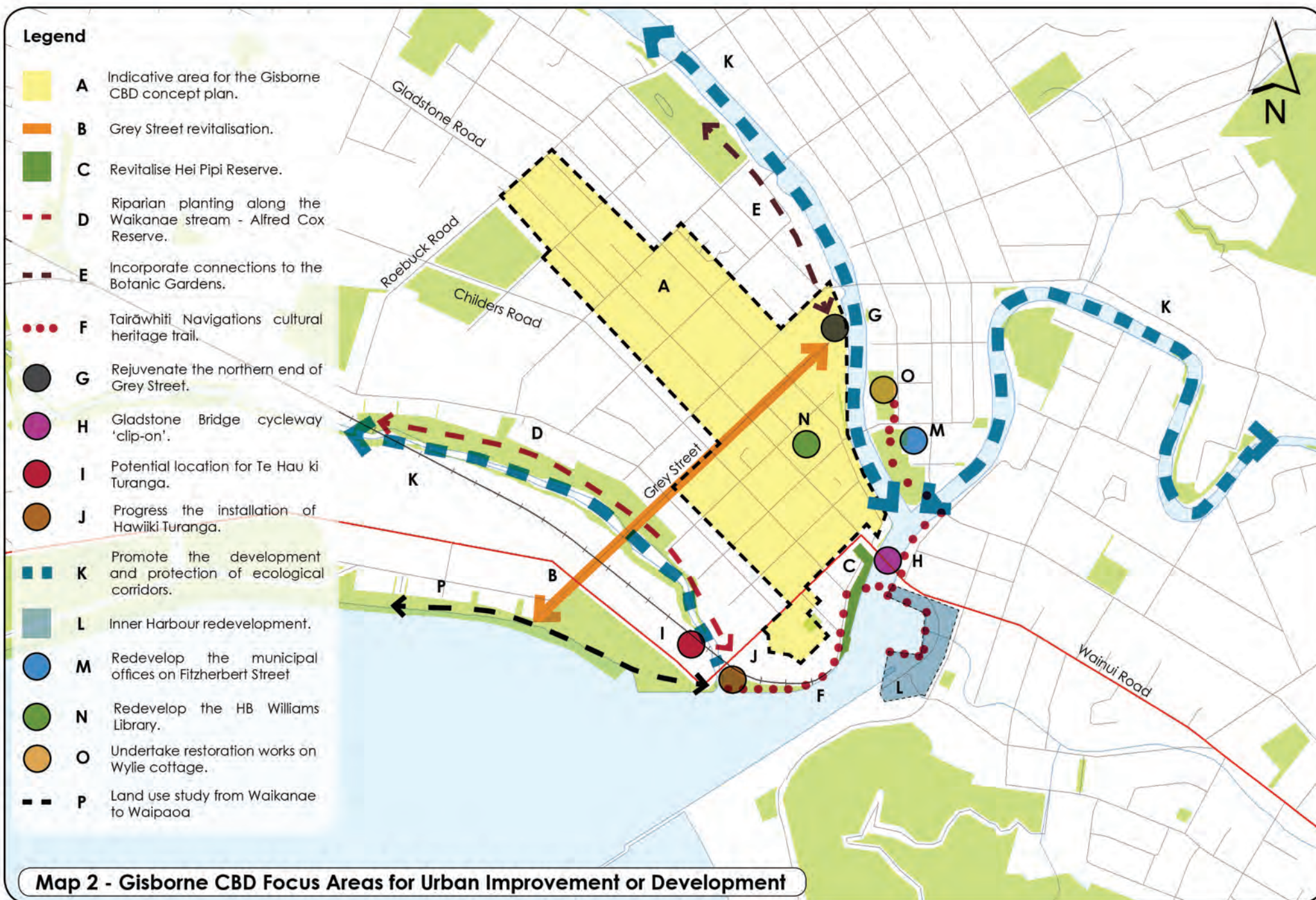


# 5 - Maps

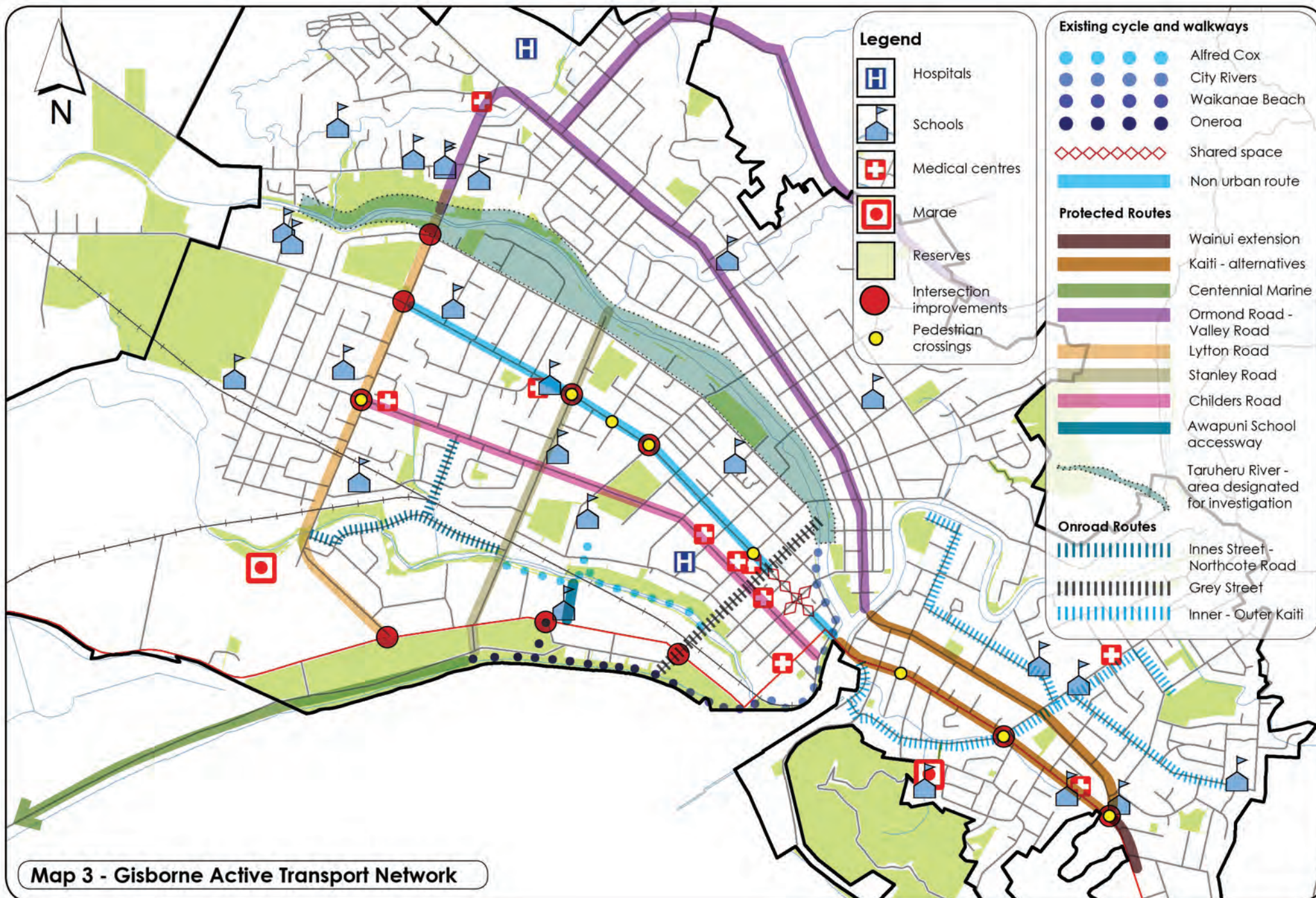
## Ngā Mahere













# 6 - References Ngā Tohutoro

## Gisborne District Council - Past Strategies

- Arts and Culture Strategy 2011-13
- Gisborne Regional Public Transport Plan 2010-2016, GDC
- Urban Development Strategy 2009
- Urban Coastal Strategy 2005-25
- Walking and Cycling Strategy 2004
- Open Space Strategy 2001
- Regional Host Strategy 2012 -2022

## Technical Studies that are not publicly available:

- Gisborne Urban Development - Future options for discussion, Prepared by Hill Young Cooper Limited, March 2008
- Integrated Transportation Assessment for the Proposed Redevelopment of Eastland Port Inner Harbour, prepared by TDG, December 2013
- Freight Route MCA (Multi Criteria Assessment) Part 2 of 2, prepared by MWH, February 2014
- Community Profile Master, March 2014

## Other References

- Te Hau ki Turanga Economic Viability Study (23 April 2014) Prepared by Antoine Coffin and Shirley-Marie Coffin in collaboration with John Coster, Heritage Works Tauranga.
- He Arotahi Tatauranga Statistics New Zealand (2014). Guide to using Te Arotahi Tatauranga. Available from [www.stats.govt.nz](http://www.stats.govt.nz).
- Te Kupenga - Statistics New Zealand's first survey on Māori well-being
- Ki te ao mārama – Statistics bringing light into our world. An updated collection of statistics about Māori and from a Māori perspective. Statistics New Zealand [http://www.stats.govt.nz/browse\\_for\\_stats/snapshots-of-nz/te-ao-marama-2014.aspx#](http://www.stats.govt.nz/browse_for_stats/snapshots-of-nz/te-ao-marama-2014.aspx#)
- Wainui Stream Catchment Study Technical Report. Prepared for GDC by DH Peacock, August 2011, Revised May 2012
- Extreme sea-level elevations from storm-tides and waves along the Gisborne District coastline, prepared for GDC by National Institute of Water & Atmospheric Research Ltd (NIWA) June 2014
- MEGA TRENDS: Global and National Trends Affecting Regional Prospects, Infometrics Ltd, April 2011



# 7 - Appendices Ngā Tāpiringa

## Appendix 1: About Us Te Tāpiringa 1: Ko wai mātau?

Identifying the key issues and trends in the Urban Development Strategy 2014 provided a 'real-time' context to strategies that have been in place for some time, but in some cases lingered without being applied when scoping major projects or making decisions about priorities.

As a Unitary Authority, Gisborne District Council has varying levels of influence in most of these development trends. It is given the authority to do so through legislation like the Local Government Act 2002 and Resource Management Act 1991. These Acts enable council to make decisions about where certain land uses are allowed and under what conditions they may operate.

Where GDC has far less direct influence is in the decisions that relate to health, education, economic development and innovation and major road infrastructure. In New Zealand decisions are made and funding is allocated by the central Government.

Even with limited ability to influence these things, GDC recognises they are significant in the lives of our communities.

### A. Our issues and opportunities identified

- Our community is changing and we need to make sure we create conditions so that we are the cohesive community we want to be.
- Our community treasures our special people and places and wants them recognised and provided for in our planning.
- Our natural and rural environment is precious and has outstanding qualities that are also the foundation of our local economy.
- Our local economy, particularly the forestry and logging industry places unique demands on transportation networks and infrastructure and this is a key issue.
- Our population is steady, we have capacity for growth in our existing infrastructure, however answers to long term questions about reticulated services to existing peri-urban settlements is a key issue.
- Our community expects our rural, farming and urban activities to be able to operate alongside each other.
- Our community cares about our environment and want sustainable and aesthetic building and infrastructure designs.
- Our community cannot create the funds (through rates) or 'work in kind' to meet all our sustainable development needs. Funding and staging of vital social infrastructure is a key issue.

### B. Overview of Development Trends

#### 1. An expanding urban area

The implications being:

- Likely impending requirement for the community to pay the cost of extending infrastructure (for example water, sewerage and social services like library) and the ongoing operations to service a larger urban area.
- Increasing transport costs as people locate further from shops and jobs.
- Using fertile growing land for low value uses such as housing or warehousing.
- Changes in Gisborne's urban character and identity as our compact city turns into a sprawling one.
- Speculative development, occurring in pockets outside of areas identified as being well positioned to create community-wide benefits if development were to occur.
- Development of a single type which does not support the type of social diversity that mixed neighbourhoods have (that is, a mix of different sized houses in proximity to a mix of services and facilities).
- Pressure on vital infrastructure such as the Gisborne Airport, Wastewater treatment plants, Flood Protection Areas.



- Damage to and degradation of places and natural resources of importance to tangata whenua is ongoing.
- Increased risk associated with building on land known to be subject to flooding, slippage and erosion.
- Further reduction of the green belt of hills surrounding our city.
- Duplication of services that could result in a diminished levels of service as resources are stretched.



## 2. Some commercial activities moving to suburban areas and along arterial roads;

The implications being:

- A hollowing out of the potency of the CBD makes it less attractive to new businesses and shoppers.
- Potential for urban blight to occur – which can trigger perceptions of the CBD being unsafe and increased incidences of vandalism.
- Less likely that earthquake prone buildings will be get reinforcement works within the requisite 20 year timeframe (by 2033) Building (Earthquake-prone Buildings) Amendment Bill, 2013 because property owners cannot raise enough revenue from their asset to pay for the works; This may lead to the demolition of distinctive heritage buildings.
- Increase in the amount of 'clashes' between commercial uses and residential uses, for example volume of cars parking, delivery vehicle access and noise.
- Loss of critical mass for enhanced public transport services servicing CBD.
- People who live outside of CBD can more easily walk to access goods and services.
- The emergence of some healthy competition may change the way (opening hours and retail offer) businesses in the CBD operate.
- Potential to trigger urban revitalisation in some suburbs. The recent Te Runanganui o Ngati Porou purchase of the former Gisborne Hotel in Kaiti with the intention to transform the site into a multipurpose facility will be an excellent case study. Te Tini o Porou will become a hub of activity – a cluster of commercial, educational, and community services and facilities outside of the CBD, serving Ngati Porou and the local community.

## 3. The incremental upgrading of ageing public infrastructure

The implications being:

- A once-in-a-generation opportunity for the community to have a say in how public buildings might look and what services they are designed to accommodate.
- The need for Council to take on more debt so that the costs of infrastructure upgrades are spread over decades rather than unfairly burdening the rate payers of today.
- The opportunity to incorporate new technology and construction design into public infrastructure projects, for example biological trickling filters to treat the wastewater; the use of low impact or water sensitive urban design techniques to reduce pressure on urban stormwater systems; the incorporating tree root barriers and 'tree pits' in their construction.
- New opportunities to capitalise on Gisborne's assets as a destination of choice for living, working, going to school, retiring and visiting.
- The opportunity to incorporate art and design into our public buildings and places that reflect the many stories of our community.
- An enhanced sense of a 'Gisborne identity' emerging through the repeated use of a coordinated palette of materials and inclusion of local narratives in design and incorporation of locally produced art in the newly created or redeveloped public places.
- Provide enhanced pedestrian facilities, new recreational landscaped spaces and levels of car parking to match actual and foreseeable demands when completing scheduled improvements to the road infrastructure in the Inner Harbour.



#### 4. Increases in the volume of general traffic

The implications being:

- A diminished quality of experience for people on footpaths alongside roads.
- People perceive local roads to be unsafe and begin making more and more journeys in cars rather than by foot or bike, for example trips to school, local shops or dairy.
- Higher levels of obesity through lack of incidental daily activity.
- Greater difficulty for less able bodied community to cross roads confidently – which can lead to social isolation if trips to the shops are being avoided, and fewer patrons to local shops.
- Increased levels of pollution in rivers and ocean due to runoff from roads entering storm water.
- Increased costs of road maintenance due to greater usage.
- Buses will need to increase service frequency above eight times per day if they are to provide a viable alternative to car travel.

#### 5. Expanding Port operations

The implications being:

- An increase in the need to transport and temporarily store greater volumes of goods.
- An increase in number of heavy vehicles through the city to the Port on local roads.
- An increase in tensions between Port operations and other 'sensitive uses' for example residential areas, people accessing Titirangi for recreation, social, cultural and tourism purposes.
- The potential for further eroding the quality of and access to the Cook Landing Monument.
- Possible incompatibilities between the commercial and recreational activities of the Inner Harbour and Marina.
- Potential damage to the ecology of the marine environment including altering of surf break conditions on the Main Town Beaches.
- Potential for conflict between land uses immediately adjacent to the Port (on its eastern boundary with Hirinui Street) which comprise of a mixture of residential dwellings, commercial businesses and Port storage and log yards.



## C. Overview of Social and Political Trends

### 1. A high percentage of older adults in our population

The implications include:

- A dependency ratio where the minority (of workers) are supporting the majority.
- Majority voice in political and long term decisions.
- User pays for health and aged support services more likely as services are rationalised.
- Challenges to Council and the community in meeting the demands and needs of an ageing population for transport, medical and support services.
- An important role for Te Tini o Porou and other similar Iwi run organisations.
- The need for Council and the community to continue to be responsive to the needs of youth for education, activities and services, in a climate of user pays and service rationalisation (young people don't have the capacity to pay).
- Central government partial funding into hospice and palliative care (Hospice Tairāwhiti is 60% government funded).

### 2. A high percentage of children and young people in our population

The implications include:

- There is a need to ensure youth have a voice in the political domain because they are affected by decision that are made without youth representation.
- There is a need for reliable, inexpensive transport options (other than being driven in private cars) so that young people can be independent and safe.
- Youth typically do not have the capacity to pay for entertainment or services.
- 60% more Gisborne youth leave school without any qualifications compared to their NZ peers (2009 Ministry of Education figures).
- Opportunities for youth to socialise outside of school or organised activities are largely limited to fast food outlets.
- General consensus that a central meeting or gathering place in Gisborne where young people can meet and socialise safely and of an evening is long overdue.
- Growing agency and government support for a Youth One Stop Shop (YOSS) in Gisborne.
- An important role for Te Tini o Porou and other similar Iwi run organisations.
- The HB Williams library is an important resource for parents of small children. Arrangements will need to be made to ensure this facility is not out of action during redevelopment.

### 3. A district where Maori represent almost 50% of the population

- The relatively large proportion of Māori within the Gisborne population shapes our region's unique demographic profile.
- Council aspires to improving the well-being of all people in our community. To do this it must recognise that there are different realities that characterise Māori society, such as demographic, socio-economic and cultural diversity of Māori.
- In 2013 Statistics NZ conducted its first survey of Māori well-being. Te Kupenga is the title of the survey which gives an overall picture of the social, cultural, and economic well-being of Māori in New Zealand.
- In measuring Māori cultural well-being, Te Kupenga starts from the key principle of connecting. The value of culture comes from the importance of cultural knowledge, values, and behaviours that allow individuals to connect with each other and their surrounding environments, and the resulting sense of self and belonging. In 2013 70 percent of Māori aged 15+ said it was important (very, quite, or somewhat) for them to be involved in Māori culture.

Kaitiakitanga has been included in some legislation. The Resource Management Act 1991 aims to enable sustainable management of environmental resources. It states that people managing resources under the act must take kaitiakitanga into account.

The act defines kaitiakitanga as 'the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship'.

Kaitiakitanga was also included in the Foreshore and Seabed Act 2004, where it has the same meaning.

#### 4. Treaty Settlements

The majority of Iwi in the district (ie. Ngati Porou, Rongowhakaata and Ngai Tamanuhiri) have now settled their Treaty of Waitangi Settlement claims and have well-established post-settlement governance entities working on being highly strategic operators who can deliver tangible benefits to their people and consequently our district.

In the post-settlement environment, hapu and whanau as landowners are also reclaiming their space as kaitiaki (guardians) for the natural and cultural resources in their customary areas.

Māori as a community of interest (ie. Individuals and groups that are whakapapa-based) have distinctive and rich cultural perspectives that Council can harness through strategic relationships and resource sharing.

This points to considerable opportunities for the district in terms of the potential for growth and development that is reflective of our bicultural community. This requires the Council to work collaboratively with Māori – including iwi, hapu/ marae, whanau, landowners and Māori as community of interest - in innovative and mutually beneficial ways to encourage Māori participation in Council processes in ways that meets their needs and aspirations.

#### 5. Availability and affordability of appropriate housing stock

The implications include:

- Gisborne is one of the few regions in New Zealand where housing has become more affordable.
- There are a number of older houses that are not warm or dry enough for modern expectations of a comfortable home.
- Many of the Housing New Zealand (State) houses are in need of significant upgrade and the available housing stock does not always suit the needs of tenants i.e. not enough bedrooms or too many bedrooms.
- Affordability relates not only to the amount of money needed to buy or rent a house, but also to the costs associated with heating, cooling, maintaining and transport to and from that house.
- Rising cost of energy has a disproportionate impact on low income households.
- Housing stock does not correspond to social profile, for example people are preferring to live in smaller units of 1 and 2 people rather than larger households and in some situations, larger households are having to live in homes that do not have enough bedrooms.
- Housing located away from shops or bus routes can be isolating if residents do not drive or do not have access to a vehicle.



## 6. Income disparity, economic disadvantage and economic development

- Household income is an important indicator of economic prosperity within the Gisborne region.
- There is a link between food security and income. People living on low incomes are more likely to experience a range of negative health outcomes.
- The number of households experiencing food insecurity, receiving government benefits, or using food banks is likely to increase further over the next few years.
- How we preserve, manage and develop our agricultural resources will determine the future health, sustainability and conviviality of our communities.
- The establishment of an Economic Development Agency – Activate Tairāwhiti – seeks to contribute to the economic prosperity of the Region.

## 7. A greater demand for recreational and lifestyle related facilities based on the natural environment

The implications include:

- Increasing community expectations for higher quality waterways and ocean.
- Increasing demand for even more activities that can be conducted outdoors i.e. cycling, mountain biking, dirt biking, hunting (see TECT – Bay of Plenty All Terrain Park).
- Increasing expectation that actions to improve the natural environment of the coastal areas by:
  - replanting coastal hillsides in native vegetation where practicable;
  - improving the quality of storm water and wastewater discharges;
  - Promoting the development and protection of ecological corridors.
- Recognition that the hillsides surrounding the city contribute to the identity and amenity of Gisborne as part of the backdrop and soft transition between the sea and the land.
- A continued commitment of tangata whenua as kaitiaki, to contribute to good environmental outcomes.
- The importance of creating opportunities for all the community to get involved in environmental stewardship alongside tanagta whenua.
- Continued determination of tangata whenua to have a meaningful, practical and respected role in the sustainable management of the natural resources and places in their rohe.

## 8. Increasing community expectation that art and landscape design in our public places should reflect the multi facets of 'our place'

The implications include:

- Increasing community expectations that public places will have design elements included (in the street furniture, plant species and material selection) that reflect the stories of that place.
- Broad support for incorporating carving or sculpture into streetscapes.
- Increased desire to see historical interpretation other than Cook voyage.
- Increased understanding that multiple narratives or histories exist for some places, and that it is appropriate to give voice to all of those stories.



## D. Overview of Climate Change Impacts on Urban Environment

Community expectation that:

### 1. Waterways are safe to swim in

The implications include:

- More frequent and more intense rain events are impacting on the municipal storm water system and land. This includes rapid erosion and sewer system 'overload'.

### 2. Private property will be safe from floods

The implications include:

- Shoreline retreat due to extreme sea-level elevations created by storm-tides and waves is in many cases unavoidable. This means that property owners and tenants need to be kept informed of the possible risks and mitigation measures promoted.

### 3. There will be an adequate supply of water for irrigation during long hot summers

The implications include:

- The increased need for greater irrigation during summer requires the introduction of water use efficiency design measures, for example underwater rainwater storage tanks, supported by public information programmes and low impact design/water sensitive design initiatives.

## E. More About Us

### Our Economy

For many years (since earliest settlement) agriculture has been the most important industry in Gisborne. Our excellent soil and climatic features have given us strong competitive in the primary sector. Today, we are still capitalising on these natural assets, and have added well established infrastructure, including port and airport to a more diversified sector that now includes forestry, the wine industry and horticulture such as kiwifruit and citrus to sweetcorn and pumpkins.

Gisborne has also long been a popular holiday spot. This interest is largely based on the beaches and the fact that it has many of the high quality amenities of a city, such as a museum, art gallery, major retailers, vineyards, bars, restaurants and cafes.

Tourism today is recognised as an industry of high growth potential. In mid-2014 business leaders in the community, supported by Gisborne District Council, and backed by the Regional Economic Activity Report 2014 published by the Ministry of Business, Innovation and Employment (MBIE), combined forces to establish an economic development agency, branded Activate Tairāwhiti to further drive economic growth in our region.

MBIE reports the evidence that the relatively strong growth that the Gisborne region has been experiencing in recent years will continue. However, the balance between new primary sector development and its sustainable management, the enhancement of the tourism sector, and the quality of the natural environment will be essential to future prosperity.

Avoiding a situation where commercially based agricultural activities start to fall under pressure from reverse sensitivity issues imposed by people living too close to rural production land is a key priority for GDC.

### Our Environment

Like most organisations, the Council finds it difficult to predict what the effects of climate change will mean for our future.

We are likely to experience more frequent severe storm and weather events and need to mitigate for effects of sea level rise. In addition, natural hazards that are considered likely are flooding, high winds, earthquake and ash fall.

The World Commission on Environment and Development 1987 states that "Altering economic land use patterns seems to be the best long term approach to ensuring the survival of species and ecosystems". With this in mind, some constraints mapping analysis of the Greater Gisborne area would be a meaningful inclusion into a comprehensive spatial strategy for Tairāwhiti urban areas in 2017 – aligned with the next Council long term plan process.

### Our Infrastructure Strategy

Council has good asset information on which to base its planning and there are no significant deficiencies for current use and future demand.

Population projections for Tairāwhiti and for Gisborne – Turanga indicate that for the majority of our infrastructure assets, there will be no significant change from current demand and use.

Economic projections also indicate that there is unlikely to be any significant change to the type of industry that is likely to be operating here from what exists currently. This means we can be confident that our infrastructure assets will continue to provide well for our residential and industrial/commercial needs.



## Our Transport

Active transport - cycleways and connections

A review of the priorities for active transport, including walking and cycling, in Gisborne was completed in late 2014. The community will have another opportunity to provide their views on the recommended priorities as part of the Long Term Plan 2015-2025 planning process. This is due to occur in March – April 2015.

The draft vision for an Active Transport future for the region is described as:

For Tairāwhiti to be a cool and innovative walking and cycling friendly region, encouraging more active and accessible travel for all residents and visitors that we will be proud of for generations to come.

Tairāwhiti Roads is responsible for operating the State Highway and local roading system in a way that contributes to an integrated, safe, responsive, and sustainable land transport system.

Gisborne is connected to the rest of New Zealand – Aotearoa by State Highways 2 and 35. These state highways are essential to the economic and social prosperity of Gisborne- Turanga, however, there are opportunities to make decisions about how the SHs interface with our local street network.

## Our Freshwater Plan

The Regional Freshwater Plan for Gisborne – Turanga is currently being developed. It aims to ensure that water quality across the region is maintained or improved.

In the context of the UDS 2014 and the Infrastructure Strategy 2014, this means that higher quality standards of wastewater and stormwater discharges and other quality matters should be expected in the future.

To achieve this, a whole of network approach (meaning assets on private property and Council's assets) is required to prevent the stormwater infiltrating the wastewater.

Changing Freshwater standards will require the Council to make investments to improve our management of fresh water. It is likely to involve additional water demand strategies in the short term and likely provide additional raw water storage in the longer term.

At the time of refreshing this 2014 draft of the Urban Development Strategy a non-statutory draft Freshwater Plan is being consulted on.

## Our Taonga (Heritage and Treasures)

There are a number of items in Gisborne that we consider to be community taonga. These include:

### Our Parks and open spaces

We are blessed with a quantity and network, of parks that most communities would envy.

In Gisborne our parks and community facilities provide a basis for strong relationships with Tangata Whenua as they often are places where the hapu practice their customary role as mana whenua and responsibilities to be kaitiaki for the area.

The mana whenua derive their pepeha (turangawaewae/identity) from the land. Gisborne District Council recognises when sacred sites are within parks or reserves, that mana whenua must be actively supported in their role as kaitiakitanga (spiritual guardianship) and as a turangawaewae (a place to stand). GDC also recognises the right of mana whenua to conduct customary harvests (for arts, healing and food gathering purposes) and to use public parks and reserves as a place of gathering for the hapu (eg. practicing the arts such as kapa haka) and the community.

# Appendix 2: Active Transport Priorities 2015-2045

## Te Tāpiringa 2: Ngā Whāinga Matua Waka Mahi 2015-2045?

The key proposed active transport routes are included in the map of this UDS.

Council's proposed priorities to improve active transport facilities in the Gisborne District are:

### 6 Year Plan (two Long Term Plan cycles)

After 6 years we would see the following projects completed:

- Taruheru River route (Bright Street to Lytton Road) providing connections near to local high schools and including bridge crossings and soft measures rolled out for high schools in the city and for driver education programme
- Waikanae to Midway Oneroa
- Midway to Te Kuri a Paoa recreational walk and cycleway (we may see this funded sooner as there is major project funding available for this work through Lotteries)
- Upgrading 'the cone' in Ruatoria as a key local walk and cycle route
- Infrastructure to create temporary shared space on Peel Street (from Reads Quay to Gladstone Road)
- Elgin commuter and school route (from Alfred Cox to connect Elgin residential area, industrial subdivision and schools)

### 12 Year Plan

After 12 years we would have a complete cycle loop around the city with cross-town links as well to complement recreational routes and we would see the following additional projects completed:

- Lytton Road (from Awapuni to Aberdeen) route closing the active transport loop route around the City and including pedestrian crossings, intersection improvements, signage and soft measures rolled out for schools in Mangapapa and Elgin and driver education programme
- Stanley Road (from Centennial Marine to Taruheru River) route segregated cycleway
- Grey Street (from Gladstone Road to Alfred Cox Park) on-road connections and facilities and crossings and soft measures; and
- Safety improvements outside school in Tokomaru Bay (funding already provided in Ten Year Plan 2012-22 for 2021)

### 18 Year Plan

After 18 years we would see improvements to some rural areas and additional city routes and we would see the following additional projects completed:

- Segregated cycling link to Rere Falls
- State Highway 35 and State Highway 2 improvements at safety hotspots; and
- Gladstone Road (from Lytton Road to Reads Quay, excluding the shared space) segregated cycleway and including intersection improvements, pedestrian crossings, signage and driver education programme

### 30 Year Plan

After 30 years we would have a complete network of commuting and recreational routes through Gisborne City with the following projects:

- Extension of protected active transport network along key routes such as Childers Road and Ormond Road and including intersection improvements, pedestrian crossings, signage and driver education; and
- Connection to mountain bike parks



