

Chapter: UFD – Urban Form and Development

Feed-back No.	Section	Sub-section	Plan Provision	Feedback	Relief sought
43.7	UFD – Urban form and development	Objective	UFD-O1 Settlement Patterns A consolidated	<p><i>Retain as proposed or preserve the original intent.</i></p> <p><i>This objective appears to give effect to Chapter 5 of the CRPS. We'd like to highlight the consideration of infrastructure integration, natural hazards, and drinking water protection.</i></p>	
72.11	UFD – Urban form and development	Objective	UFD-O1 Settlement Patterns A consolidated	<p>██████ considers that the objective should also contain recognition of appropriate and robust stormwater management. The management of stormwater is important to reduce adverse effects on instream environments and habitats and to recognise the connection between stormwater systems and the natural environment. Poorly managed stormwater systems affect not only instream habitats and species health but also recreational opportunities that take place near or in water such as picnicking, swimming, fishing, etc.</p>	
86.3	UFD – Urban form and development	Objective	UFD-O1 Settlement Patterns A consolidated	<p><i>Reference to reverse sensitivity effects ensures that the impact of sensitive activities on business is recognised (not just the effects of business, typically industry, on sensitive activities).</i></p>	<p>Amend UFD-O1 as follows:</p> <p>A consolidated and integrated settlement pattern that:</p> <p>...</p> <p>controls the location of activities, primarily by zoning, to minimise reverse sensitivity effects and conflicts between incompatible activities and avoid these where</p>

					there may be significant adverse effects.		
87.3	UFD – Urban form and development	Objective	UFD-O1 Settlement Patterns A consolidated	<table border="1"> <tr> <td>Support in part</td> <td>Reference to reverse sensitivity effects ensures that the impact of sensitive activities on business is recognised (not just the effects of business, typically industry, on sensitive activities).</td> </tr> </table>	Support in part	Reference to reverse sensitivity effects ensures that the impact of sensitive activities on business is recognised (not just the effects of business, typically industry, on sensitive activities).	<p>Amend this objective as follows:</p> <p>A consolidated and integrated settlement pattern that:</p> <p>...</p> <p>controls the location of activities, primarily by zoning, to minimise reverse sensitivity effects and conflicts between incompatible activities and avoid these where there may be significant adverse effects.</p>
Support in part	Reference to reverse sensitivity effects ensures that the impact of sensitive activities on business is recognised (not just the effects of business, typically industry, on sensitive activities).						
96.3	UFD – Urban form and development	Objective	UFD-O1 Settlement Patterns A consolidated	<p>█ generally supports objectives pertaining to maintaining settlement patterns. The proposed objective seeks to integrate settlement patterns with the efficient use of infrastructure and protecting drinking water supplies. In addition to this, █ would like to see additional protection placed on water supplies for █ though development, and also to allow for emergency service facilities (█) within the areas proposed for settlement.</p> <p>Retain as notified.</p>			

<p>141.81</p>	<p>UFD – Urban form and development</p>	<p>Objective</p>	<p>UFD-O1 Settlement Patterns A consolidated</p>	<table border="1"> <tr> <td data-bbox="685 199 875 384"> <p>UFD-O1 Settlement Patterns</p> </td> <td data-bbox="875 199 1010 384"> <p>Support in part</p> </td> <td data-bbox="1010 199 1729 384"> <p>██████ supports the approach to urban settlement that seeks to minimise conflicts between incompatible activities (UFD-O1 ix). However, it would assist if there is a clear reference to avoiding settlement that conflict with rural production activities and also protect versatile soils, consistent with SD-O9.</p> </td> </tr> </table>	<p>UFD-O1 Settlement Patterns</p>	<p>Support in part</p>	<p>██████ supports the approach to urban settlement that seeks to minimise conflicts between incompatible activities (UFD-O1 ix). However, it would assist if there is a clear reference to avoiding settlement that conflict with rural production activities and also protect versatile soils, consistent with SD-O9.</p>	<p>Amend UFD-O1 by adding:</p> <p>x) avoids locating on areas of versatile soils</p> <p>Amend UFD-O1 ix) by adding, ‘particularly where settlement borders rural production activities.’</p>
<p>UFD-O1 Settlement Patterns</p>	<p>Support in part</p>	<p>██████ supports the approach to urban settlement that seeks to minimise conflicts between incompatible activities (UFD-O1 ix). However, it would assist if there is a clear reference to avoiding settlement that conflict with rural production activities and also protect versatile soils, consistent with SD-O9.</p>						
<p>143.29</p>	<p>UFD – Urban form and development</p>	<p>Objective</p>	<p>UFD-O1 Settlement Patterns A consolidated</p>	<p><i>Urban form and development</i></p> <ul style="list-style-type: none"> · <i>These high level objectives provide a general alignment with requirements set out at Part 2 of the Resource Management Act 1991 (“RMA”) and recent direction from the National Policy Statement on Urban Development (“NPSUD”).</i> · <i>In our review, the Strategic Directions under Part 2 of the Draft Plan seek to provide for opportunities for urban intensification and growth within existing commercial and residential areas, as well as future-urban growth in rural areas. These directions provide direction towards supporting the intensions of the ██████ and ██████ in achieving its objectives under the ██████ Homes and Communities Act ██████</i> · <i>The provisions also provide high level direction to limit further urban growth beyond existing areas (and intensity existing urban areas to varying degrees), protect the rural environment for rural production activities and amenity values and provide for key ‘place-making’ / landscape attributes.</i> · <i>The Natural and Historic Environment objective SD-O2, could potentially be split into two separate areas (as the bulk of provisions apply to natural environment only), but this is not significant matter.</i> <p><i>‘Urban form and development’ has its own heading separate from the strategic directions section, but only contains one objective. This objective should sit alongside the remaining strategic direction objectives so they’re all in one place.</i></p>	<p>██████ supports these high level objectives and would seek to ensure that lower level provisions throughout the plan give effect to their requirements.</p>			

96.4	UFD – Urban form and development	Objective	General	<p>██████ acknowledges that while there are objectives that can be interpreted to enable emergency services to respond to the needs to the community, there is little specific wording regarding the principal object of ██████ which is to reduce the incidence of ██████ and its associated risk to life and property. ██████ wish for a more specific strategic direction objective.</p> <p><i>Insert new strategic objective as follows –</i></p> <p><i>Enable emergency services to be located throughout the district and supported by development that provides:</i></p> <ul style="list-style-type: none">• <i>adequate access to properties; and</i>• <i>adequate water supplies ██████</i>	
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