

URBAN FORM AND DEVELOPMENT

Objective

UFD-O1 Settlement Patterns

A consolidated and integrated settlement pattern that:

1. efficiently accommodates future growth and capacity for commercial activities, industrial activities, community activities, educational¹activities facilities and residential activities, primarily within the urban areas of the Timaru township, future development areas² and the existing townships of Temuka, Geraldine, and Pleasant Point; and
2. is integrated and coordinated with, and ensures the efficient use of infrastructure;³ and
3. ~~reduces minimises~~⁴ ⁵ adverse effects on the environment, including energy consumption, carbon emissions and water use; and
4. protects drinking water supplies from the adverse effects of subdivision, use and development; and
5. is well designed, of a good quality, ~~recognises existing character and amenity~~ provides housing and business choice, is consistent with the character and amenity anticipated by the District Plan⁶ and is ~~attractive and functional to~~ for residents, business and visitors; and
6. avoids significant inappropriate adverse effects on⁷ areas with important natural, cultural and character values; and
7. minimises the loss of ~~versatile soils~~ highly productive land⁸ ⁹ and
8. where appropriate, enables papakāika, to occur on Māori land on ancestral lands¹⁰ and
9. avoids locating new growth in areas where the impacts from natural hazards are unacceptable or which would require additional significant¹¹ natural hazard mitigation works; and and
10. controls the location of activities, primarily by zoning, to minimise manage¹² conflicts between incompatible activities, including reverse sensitivity effects¹³ and avoid these where there may be significant adverse effects; and
11. improves accessibility and connectivity for people through services and transport, including walking and cycling routes¹⁴ and
12. avoids unanticipated urban development outside of the Future Development Area Overlay or out of sequence development, unless it provides significant development capacity and contributes to a well-functioning urban environment¹⁵ and
13. manages adverse effects of urban development on the stormwater network¹⁶

¹ MoE [106.7]

² White Water [248.3]

³ TDC [42.13]

⁴ Kāinga Ora [229.13]

⁵ Forest and Bird [156.47]

⁶ Waka Kotahi [143.19]

⁷ Silver Fern Farms [172.17] and Alliance Group [173.15]

⁸ ECan [183.20]

⁹ Speirs, B [66.17] and Hort NZ [245.41]

¹⁰ Te Tumu Paeroa, [240.5]

¹¹ Silver Fern Farms [172.17] and Alliance Group [173.15]

¹² Transpower [159.30]

¹³ Fonterra [165.33]

¹⁴ Te Rūnanga o Ngāi Tahu [185.23]

¹⁵ ECan [183.19]

¹⁶ Te Rūnanga o Ngāi Tahu [185.23]