

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, educational activities 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 land; ^{8 9} and
8. ~~where appropriate~~, enables papakāika, to occur on Māori land ~~on ancestral lands~~; ¹⁰ 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 routes; ¹⁴ 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 environment; ¹⁵ and
13. manages adverse effects of urban development on the stormwater network.¹⁶

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]