

Recommended changes in response to submissions are shown in ~~strike through~~ and underline.

UFD Urban form and development - Te āhua me te whanaketanga o te tāone

This Chapter sets out the overarching direction for matters relating to the urban form and development across the West Coast/Te Tai o Poutini.

Urban Form and Development Strategic Objectives

<p>UFD - O1</p>	<p>To have urban environments and built form on the West Coast/Te Tai o Poutini that:</p> <ol style="list-style-type: none"> 1. Are attractive to residents, business and visitors; 2. Have areas of special character and amenity value identified and their values maintained; 3. Support the economic viability and function of town centres; 4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations; 5. Promote the re-use and re-development of buildings and land, including private and public land; 6. Support inclusivity and housing choice for the diversity within the community now and into the future; 7. Improve overall accessibility and connectivity for people, transport (including walking and cycling) and services; 8. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure and protection of critical infrastructure; 9. Maintain the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments; and 10. Promote and enhance the distinctive character of the districts' towns and settlements.
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Commercial and Industrial Activities

<p><u>UFD-O2¹</u></p>	<p><u>Support the redevelopment of brownfield sites for mixed use activities where:</u></p> <ol style="list-style-type: none"> a. <u>A reduction in commercial or industrial land supply will not affect the ability to meet the anticipated needs of commercial and industrial activities including those with specific locational requirements;</u> b. <u>The mixed use development would not hinder the establishment or ongoing operation of surrounding commercial activities;</u> c. <u>There is sufficient capacity and a suitable connection to wastewater, water supply, stormwater and safe and efficient transport networks;</u> d. <u>The anticipated amenity values of the adjoining commercial or industrial zone are not compromised;</u> e. <u>If necessary, contaminated land is remediated in accordance with national and regional standards; and</u> f. <u>The redevelopment does not impact on:</u> <ol style="list-style-type: none"> 1. <u>The vitality and strategic role of town centres as the focal points for</u>
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¹ Consequential to Buller District Council (S538.442)

	<p>commercial and other activities;</p> <ol style="list-style-type: none"> 2. <u>The efficient and effective use of land; and</u> 3. <u>Community and transport infrastructure investment in centres.</u> 4.
<u>UFD-O3²</u>	<u>Recognise the substantial investment by communities in town centres and their infrastructure by ensuring that any new CMUZ - Commercial and Mixed Use Zones are located where they support the function of town centres rather than pulling activity away from the centre³.</u>
<u>UFD-O4⁴</u>	<u>New CMUZ - Commercial and Mixed Use Zones should not be located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.</u>
<u>UFD-O5⁵</u>	<u>Where new CMUZ - Commercial and Mixed Use Zones are developed these should fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.</u>
<u>UFD-O6⁶</u>	<u>To require encourage⁷ new industrial development to locate within INZ - Industrial Zoned land, and where new land is proposed for industrial zoning or uses ensure that this development maximises the efficient use of existing infrastructure and where such infrastructure does not exist, the development of new infrastructure to the standards required by the Council and Te Tai o Poutini Plan.</u>
<u>UFD-O7⁸</u>	<u>Recognise the substantial investment in infrastructure by ensuring that any new industrial areas are located where they support the efficient use of infrastructure.</u>
<u>UFD-O8⁹</u>	<u>New industrial areas should not be located in areas subject to significant risks from natural hazards, or in sites and areas of significance to Māori.</u>
<u>UFD-O9¹⁰</u>	<u>Where new industrial areas are developed the developers of these areas shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal</u>
<u>UFD-O10¹¹</u>	<u>Over the long-term, promote the relocation of sporadic out-of-zone industrial activities in residential, commercial and rural areas to industrial zoned areas.</u>

For the purposes of preparing, changing, interpreting and implementing Te Tai o Poutini Plan all other objectives and policies in all other chapters of Te Tai o Poutini Plan are to be read and achieved in a manner consistent with this strategic objective.

² Consequential to Buller District Council (S538.442)

³ Foodstuffs (S464.014)

⁴ Consequential to Buller District Council (S538.442)

⁵ Consequential to Buller District Council (S538.442)

⁶ Consequential to Buller District Council (S538.442)

⁷ Waka Kotahi (S450.225)

⁸ Consequential to Buller District Council (S538.442)

⁹ Consequential to Buller District Council (S538.442)

¹⁰ Consequential to Buller District Council (S538.442)

¹¹ Consequential to Buller District Council (S538.442)