

Recommended amendments to the provisions following the hearing – right of reply (clean version)

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

UFD - O1	<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; and10. Promote and enhance the distinctive character of the districts' towns and settlements.
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Commercial and Industrial Activities

UFD-OX1	<p>Enable rezoning of brownfield sites for mixed use activities where:</p> <ol style="list-style-type: none">a. The rezoning supports the effective and efficient use of land;b. 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;c. The mixed use development would not hinder the establishment or ongoing operation of surrounding commercial activities;d. There is sufficient capacity and a suitable connection to wastewater, water supply, stormwater and safe and efficient transport networks; ande. The anticipated amenity values of the adjoining commercial or industrial zone are not compromised.
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UFD-OX2	<p>Require¹ new CMUZ – Commercial and Mixed Use Zones and INZ – Industrial Zones to demonstrate the following:</p> <ul style="list-style-type: none"> f. 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. g. Locate outside of areas subject to significant risks from natural hazards, in wāhi tapu and sites and areas of significance to Māori, or significant natural areas. h. Development maximises the efficient use of existing infrastructure where this is available. i. All necessary infrastructure is funded and installed 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.
UFD-O3	<p>The vitality and strategic role of town centres is reinforced as the focal points for commercial and social activities.</p>

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.

¹ Waka Kotahi (S450.225)