# URBAN FORM AND DEVELOPMENT – UFD

## Overview

~~The Urban Form and Development chapter sits in the Strategic Direction part of the Plan under Part 2 – District Wide Matters.~~ This chapter sets out the overarching directions for *sustainable management* of growth, land use and development of the Gore District.

This section provides strategic direction that:

- is strategically important for achieving integrated management and ensuring the Resource Management Act's purpose is achieved;
- gives effect to higher order documents such as National Policy Statements and the Southland Regional Policy Statement; and
- provides a basis for how decisions relating to resource use will be made over the life of the Plan.

This chapter leaves the articulation of activity specific and location specific objectives and policies to the subsequent chapters of this Plan.

For the purpose of District Plan development, including plan changes, the strategic objectives in this chapter provide direction for more detailed provisions contained in the District Plan. For the purpose of District Plan implementation, including the determination of resource consent applications and notices of requirements:

- The strategic objectives may provide guidance for related objectives and policies in other chapters; and
- The relevant objectives and policies of the District Plan, including strategic objectives in this chapter, are to be considered together and no hierarchy exists between them. [1]

These provisions have been informed by a review of the Ready for Tomorrow – Gore District Spatial Plan which addresses growth and development in the District and sets out a spatial framework for its management. The "Gore District Plan Review Economic and Population Growth Analysis" indicates that Gore and Mataura together form an Urban *Environment* with a collective population and labour force of greater than 10,000 people. The report also indicates that by 2038 the Gore District will need to provide for a total population of 14,300 and an additional workforce of 410 full time equivalents (FTEs). The majority of this growth will be located proximate to the Gore Town Centre, which will in turn be supported by the Mataura Local Centre, Settlement Zones in Waikaka, Mandeville, and Pukerau and Neighbourhood Centres in east and west Gore and Mataura. Growth has been directed to areas that will ensure the ongoing protection of areas of significant natural and cultural value, avoidance of areas of significant *natural hazard* risk and protection of rural *land* with high class

[1] Decision 3, paragraph 3.2.6

soils. Growth locations have also recognised the *effects* of *climate change* and *infrastructure*/transport integration by encouraging an efficient urban form and settlement pattern focused around existing developed areas and through the promotion of renewable energy resources.[2]

A *residential* greenfield area has been identified in Gore-West to accommodate *residential* growth in conjunction with anticipated intensification within the existing *residential* area and Gore Town Centre, this area is expressed as a Development Area. Rural *residential* development in the Rural Lifestyle Zones and medium density housing in the Medium Density *Residential* Zone will also help to ensure a range of housing needs are provided to accommodate Gore's changing demographics anticipated over the next 30 years, including an aging population and smaller household. *Cluster Housing* and other activities have also been enabled in *Māori* Purpose Zones to further diversify the range of housing available in the Gore District, and respond to the existing relationships *Māori* have with specific places. As *mana whenua* and *tangata whenua* relationships with place are further enabled or strengthened, Council may consider expanding the existing *Māori* Purpose Zones, or zoning additional areas to meet future needs via a Plan change.

Additional provision for *industrial* and *rural industry* activities has been made proximate to Gore and Mataura to accommodate the majority of the District's future employment needs. In addition, *land* in Waikaka, Mandeville, and Pukerau has been classified as Settlement Zone to better reflect the business and community services currently provided in these areas. A number of Special Purpose Zones have also been identified to recognise the contribution these areas play in supporting the District's economic development and employment needs and/or their locational constraints[3].

The Special Purpose Zones include Camp Columba, Charlton Aerodrome, and the Field Days~~, and the Multi-sports and Showgrounds~~ areas. The balance of the district is predominantly zoned Rural which will enable the ongoing use and development for *primary production*, particularly agriculture which is the dominant land use within Gore. The interface between rural and non-rural *land* needs to be managed to ensure *reverse sensitivity effects* do not arise. This will see productivity of rural land, including highly productive soils maintained.[4]

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[2] Decision 4 paragraph 3.2.2
[3] Decision 4 paragraph 3.2.2
[4] Decision 4 paragraph 3.2.2
[5] Decision 3 paragraph 3.2.6

## Objectives

UFD-O1 The District develops in a cohesive, ~~compact~~[6] and structured way that:

1. maintains a compact urban form;
2. minimises adverse impacts on natural, *historic heritage*, and cultural values.
3. recognises and provides for the relationship of ~~Māori with their culture, traditions, *lands*, *waterbodies*, sites, areas and landscapes and other taonga of significance~~ *mana whenua* with whenua (*land*), wai (*water*) and *mahinga kai*[7];
4. provides for social and cultural vitality, productivity and economic growth;
5. a. takes into account the short, medium, and long-term impacts of *climate change* and *natural hazards,* and the associated uncertainty and risk;

   b. provides for the transition away from fossil fuels.[8]
6. ~~utilises~~ provides for the safe, effective and efficient use and provision of new and existing *infrastructure* ~~and/or can be efficiently serviced with new *infrastructure*;~~[9]
7. meets the community's short, medium and long-term housing, business and social infrastructure needs;
8. ~~responds to the underlying relationships Ngāi Tahu hold with the natural environment; and~~[10]
9. ~~8~~ manages and where appropriate avoids[11] adverse *effects* between incompatible activities and zones;
10. recognises that some resources and associated activities are locationally constrained; and[12]
11. considers the potential loss of highly productive soils.[13]

[6] Decision 4 paragraph 3.10.4
[7] Decision 4 paragraph 3.3.5
[8] Decision 4 paragraph 3.3.10
[9] Decision 4 paragraph 3.3.13
[10] Decision 4 paragraph 3.3.3
[11] Decision 4 paragraph 3.10.4
[12] Decision 4 paragraph 3.3.8
[13] Decision 4 paragraph 3.3.15

UFD-O2 There is sufficient *land* to meet the short, medium, and long-term housing demand for the District, that provides development capacity for up to 860 new dwellings as follows:

1. in the short to medium term in:
    (a) the existing *residential* area;
    (b) new residential areas, particularly in North, West and East Gore and Mataura East;
    (c) around the centres and in Settlement Zones;
    (d) *Māori* Purpose Zones as deemed necessary by *Māori* communities; and
    (e) Rural Lifestyle Zones.
2. in the long-term in:
    (a) new *residential* areas in West-Gore and Mataura; and
    (b) extensions to, or new *Māori* Purpose Zones as deemed necessary by *Māori* communities.

UFD-O3 A variety of housing types and sizes are available across the District in quality living environments to meet the community's diverse social and economic housing needs in the following locations:

1. suburban housing forms in the *Residential* Zones;
2. medium to high density housing within the Town Centre, Local Centre, Neighbourhood Centres and surrounds along with the Mixed Use Zones;
3. housing within the *Māori* Purpose Zone where culturally and environmentally appropriate; and
4. low density housing in the Rural Lifestyle Zone and Large Lot *Residential* Zones;

UFD-O4 The District has a hierarchy of vibrant and viable centres that are locations for shopping, leisure, cultural, entertainment and social interaction experiences and provide for the community's employment and economic needs.

UFD-O5 The hierarchy of centres in the District is maintained in accordance with the following:

1. the Gore Town Centre is the principal centre that provides for a wide range of *commercial activities*, community, recreational and *residential activities* that serve the District and the wider Southland region;

2. the Matura Local Centre provides for a range of *commercial activities* and community activities that serve the needs of the surrounding *residential* catchment and the local rural and business community;

3. the Settlement Zones are made up of rural service centres that provide for a cluster of *residential activities, commercial activities*, *light industrial activities* and community activities that serve the needs of each settlement's community, surrounding *rural area* and appropriate tourism opportunities;

4. Neighbourhood Centre Zones provide for small-scale *commercial* and community activities that serve the needs of the immediate *residential* neighbourhood; and

5. *Māori* Purpose Zones provide for the specific needs of *Māori* communities, including small to medium-scale *residential*, education, *commercial*, community, cultural and employment opportunities.

UFD-O6 Business and *retail activities* located outside of centres do not undermine the role and function of the District's centres and/or the hierarchy of centres.

UFD-O7 Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play in, which:

1. incorporate natural features, *water* management and topography into design to minimise environmental *effects*;

2. recognise the local context, heritage values and character of an area including cultural histories;

3. have safe[14] connected and efficient *transport networks*; and

4. are adequately serviced by utilising and/or upgrading existing *infrastructure* or with new *infrastructure* or additional *infrastructure*.

UFD-O8 The *Airport*, major facilities, *critical infrastructure*[15] and large-scale *industrial activities* are able to operate efficiently and effectively and the contribution they make to the economic ~~wellbeing~~ well-being and prosperity of the District is recognised.

UFD-O9 There is sufficient *land* for *industrial activities* in the short, medium, and long-term in appropriate locations, including:

1. along key transport routes to ensure the safe, efficient and effective[16] transportation of products and minimisation of heavy vehicles and high traffic volumes on local roads; and~~/or~~

2. areas are separated from *sensitive activities* through distance and/or conflict between incompatible activities is minimised.

[14] Decision 4 paragraph 3.5.3
[15] Decision 4 paragraph 3.10.4
[16] Decision 4 paragraph 3.7.3

UFD-O10 *Primary production* and *rural industry* activities are able to operate efficiently and effectively and the contribution they make to the economic, and social ~~wellbeing~~ well-being ~~and prosperity~~ [17] of the District is recognised.

UFD-O11 ~~Productive, versatile~~ *Highly productive* [18] *land* and natural, physical and cultural resources located within *rural areas* that are of significance to the District are protected and maintained.

UFD-O12 Rural Lifestyle areas are provided for adjacent to Gore, Mataura and Settlement Zones.

[17] Decision 4 paragraph 3.8.3
[18] Decision 4 paragraph 3.9.2