

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.

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 soils. Growth locations have also recognised the *effects of climate change* and *infrastructure/transport* integration by encouraging an efficient urban form and settlement pattern focussed around existing developed areas.

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

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play in supporting the District's economic development and employment needs. The Special Purpose Zones include Camp Columba, Charlton Aerodrome, Field Days, and the Multi-sports and Showgrounds areas.

Objectives

- UFD-O1 The District develops in a cohesive, compact and structured way that:
1. maintains a compact urban form;
 2. minimises adverse impacts on natural, *historic heritage*, and cultural values;
 3. recognises the relationship of Māori with their culture, traditions, *lands, waterbodies*, sites, areas and landscapes and other taonga of significance;
 4. provides for social and cultural vitality, productivity and economic growth;
 5. takes into account the short, medium, and long-term impacts of *climate change* and *natural hazards*, and the associated uncertainty and risk;
 6. utilises existing *infrastructure* and/or can be efficiently serviced with new *infrastructure*;
 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
 9. manages adverse *effects* between incompatible activities and zones.
- 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 zone;
 2. medium to high density housing within the Town centre, Local Centre, Neighbourhood centres and surrounds along with the Mixed Use Zones;

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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 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 and large-scale *industrial activities* are able to operate efficiently and effectively and the contribution they make to the economic wellbeing 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 efficient 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.

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- UFD-O10 *Primary production* and *rural industry* activities are able to operate efficiently and effectively and the contribution they make to the economic, social wellbeing and prosperity of the District is recognised.
- UFD-O11 Productive, versatile *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.