

**Part 3**

**Domains and topics**

**Topics**

**UFD – Urban form and development**

**Objectives**

<b>UFD-O1 Accommodating future demand for business and housing [DP]</b>
Sufficient zoned land is available to meet demand for business and housing development, which is supported by planned and integrated infrastructure services, transport connections, open spaces, community facilities and taking into account the effects of climate change.
<b>UFD-O2 Managing growth and change [DP]</b>
Urban development maintains Whakatū Nelson’s compact urban form, sustains the integrity of the commercial centres hierarchy and the sustainability and vitality of Whakatū Nelson’s City Centre.
<b>UFD-O3 Housing choice [DP]</b>
Whakatū Nelson’s urban environment provides a wide range of housing options, neighbourhood amenities, recreational and cultural opportunities to support its existing community, forecast population growth and future changes in household types.
<b>UFD-O4 Maintaining and enhancing amenity values [DP]</b>
The distinct environmental characteristics, qualities and amenity values of the different areas of Whakatū Nelson are maintained and enhanced.
<b>UFD-O5 Efficient use of zoned commercial and industrial land [DP]</b>
Urban land that is zoned and serviced for business purposes, is developed and used efficiently for a range of commercial and industrial activities that support the prosperity and diversity of Whakatū Nelson’s economy.
<b>UFD-O6 Avoiding reverse sensitivity [DP]</b>
Lawfully established industrial and commercial activities are protected from adverse reverse sensitivity effects arising from the establishment nearby of incompatible activities.

**Policies**

<b>UFD-P1 Enabling land subdivision and development [DP]</b>
Enable efficient subdivision and development of urban land within the zoned areas shown on the Plan Maps.
<b>UFD-P2 Provision of infrastructure services and transport connections [DP]</b>
Require all land subdivision and development within urban zones to be provided with transport access and infrastructure services in accordance with the requirements of the Nelson Tasman Land Development Manual 2019.
<b>UFD-P3 Timing of development [DP]</b>
Ensure that land subdivision and development does not proceed unless transport connections, water supply, stormwater management and wastewater networks are available to service all allotments (except network utility allotments and roads).
<b>UFD-P4 Controlling the location and rate of rural residential development [DP]</b>
Enable a range of low density and higher density subdivision and development for rural lifestyle living in the RLZ – Rural lifestyle zone, and discourage land subdivision and development for residential living elsewhere in the GRUZ – General rural zone that is not ancillary to rural or marine production.
<b>UFD-P5 Enabling development within Whakatū Nelson’s City Centre [DP]</b>
Enable a range of commercial, retail, entertainment, visitor accommodation, office, civic and business administration activities within the CCZ – City centre zone and MUZ – Mixed use zone that contribute to the sustainability and economic vitality of Whakatū Nelson’s City Centre and sustain its role as the principal commercial centre at the top of the South Island.
<b>UFD-P6 Enabling development within other commercial centres [DP]</b>
Enable a range of community and commercial activities within the LCZ – Local centre and NCZ – Neighbourhood centre zones at a scale that meets the needs of the surrounding community and does not erode the role of the City Centre as the principal commercial centre at the top of the South Island.
<b>UFD-P7 Maintaining the integrity of the commercial centres hierarchy [DP]</b>
Discourage the establishment of commercial or retail activity outside the CCZ – City centre, MUZ – Mixed use, LCZ – Local centre and NCZ – Neighbourhood centre zones, where the activity has the potential to erode the economic vitality of any of these zones.
<b>UFD-P8 Enabling a range of housing types [DP]</b>
Enable a range of housing types within the GRZ – General residential, MRZ – Medium density residential, CCZ – City centre, MUZ – Mixed use, LCZ – Local centre and NCZ – Neighbourhood centre zones that provide for choice in meeting the Whakatū Nelson community’s housing needs.

**UFD-P9 Residential intensification [DP]**

Encourage the creation of higher density residential development on suitable sites, including the redevelopment and intensification of existing residential sites and buildings, to enable anticipated future demand for housing to be met within the compact urban form of the zoned Nelson Tasman urban environment which encourages climate change adaptation through a modal transport shift.

**UFD-P10 Quality urban design [DP]**

Ensure that quality urban design is integrated into the planning, design and construction of all new residential neighbourhoods, and in the development and redevelopment of land and buildings within established neighbourhoods, to ensure good access to the services and amenities that support community well-being and promote good quality of life.

**UFD-P11 Enabling a range of production activities in industrial and mixed use zones [DP]**

Enable a range of production activities in the GIZ – General industrial, LIZ – Light industrial and MUZ – Mixed use zones, while managing potential adverse effects, within the limits specified in Part 4 – Area specific matters of this Plan, to maintain and enhance environmental quality.

**UFD-P12 Managing interface effects for sensitive activities [DP]**

Manage potential adverse effects at the interface between sensitive activities and sites within the GIZ – General industrial, LIZ – Light industrial and MUZ – Mixed use zones, to minimise the potential for adverse reverse sensitivity effects to constrain the productivity of activities within those zones.

**UFD-P13 Efficient land use in commercial centres and industrial zones [DP]**

Avoid inefficient use of the limited land available within CCZ – City centre, MUZ – Mixed use, LCZ – Local centre, NCZ – Neighbourhood centre, GIZ – General industrial and LIZ – Light industrial zones by discouraging the establishment of activities that are not reliant on a location within the zone or do not contribute to the functioning of the zone.

**UFD-P14 Managing reverse sensitivity [DP]**

Protect lawfully established industrial and commercial activities from adverse reverse sensitivity effects caused by the establishment of incompatible sensitive activities nearby.

**UFD-P15 Maintaining and enhancing amenity values and local character [DP]**

Manage development in the urban environment to:

1. maintain and enhance amenity values;
  2. maintain and enhance distinctive local character;
  3. incorporate high quality building design where buildings have a strong relationship with public space;
- and

4. maintain and enhance safety, pedestrian and the amenity values of public spaces.

**UFD-P16 Minimising potential adverse nuisance effects [DP]**

Minimise the potential for sensitive activities to be adversely affected by nuisances by:

1. limiting the discharge of dust, smoke, odour, noise, light spill and agrichemicals to the sites occupied by activities that generate these potential nuisances; and
2. separating nuisance generating activities from sensitive activities.

### Rule interpretation and application

#### UFD-R1 [DP]

There are no rules within this chapter. Rather, the rules that **apply** to the management of urban form and development are contained in the activity status tables (and, where relevant, the standards tables) in the following chapters:

1. Part 3 – Domains and topics:
  - a. LF – Land and freshwater; and
  - b. EIT – Energy, infrastructure and transport; and
  - c. SUB – Subdivision; and
  - d. EW – Earthworks; and
  - e. CON – Contaminated land; and
  - f. NH – Natural hazards; and
  - g. HH – Historic heritage; and
  - h. SASM – Sites and areas of significance to Māori; and
  - i. TREE – Notable trees; and
  - j. ECO – Ecosystem and indigenous biodiversity; and
  - k. NFL – Natural features and landscapes; and
2. Part 4 – Area specific matters – all chapters:
  - a. GRZ – General residential zone; and
  - b. MRZ – Medium density residential zone; and
  - c. GRUZ – General rural zone; and
  - d. RLZ – Rural lifestyle zone; and
  - e. NCZ – Neighbourhood centre zone; and
  - f. LCZ – Local centre zone; and
  - g. MUZ – Mixed use zone; and
  - h. CCZ – City centre zone; and
  - i. LIZ – Light industrial zone; and
  - j. GIZ – General industrial zone; and
  - k. NOSZ – Natural open space zone; and
  - l. OSZ – Open space zone; and
  - m. SARZ – Sport and active recreation zone; and
  - n. HOSZ – Hospital zone; and
  - o. PORTZ – Port zone; and

- p. PREC19 – Marina precinct; and
- q. DEV2 – Saxton development area.