

Appendix 11 – Evaluation of the efficiency and effectiveness of the Residential Zone provisions and amendments proposed

Objective	Policies	Rules / Standards	Efficiency and Effectiveness to achieve PRECX-O1	Preferred Option – Efficiency and Effectiveness to achieve PRECX-O1
<p>13.5.1 To maintain and where appropriate enhance the amenity values of the residential environment.</p>	<p>13.6.1 By requiring subdivision and development to avoid adverse effects on the outlook and privacy of adjoining properties, while being compatible with the character and amenity of the surrounding environment.</p> <p>13.6.2 By requiring activities in residential areas to be sited, designed and operated in such a way that avoids, remedies or mitigates adverse noise and traffic effects on health, safety and amenity values.</p>	<ul style="list-style-type: none"> - 13.10.3a Dwellings (serviced = 1 per 600m²; serviced & overlay = 1 per 1,000m²; Unserviced = 1 per 3,000m²) = PER. DIS when compliance not achieved. - 13.10.5 Maximum Height (10m; Overlay = 8m) = PER. RDA when compliance not achieved. - 13.10.6 Height in Relation to Boundary = PER. RDA when compliance not achieved. - 13.10.7 Setbacks (Front = 5m; Side = 1.5 & 3; Rear = 3, except rear site one = 1.5) = PER. RDA when compliance not achieved. - 13.10.10 Relocation of Buildings = PER. RDA when compliance not achieved. - 13.10.11 Private Open Space (50% of GFA; 3m size dimension) = PER. RDA when compliance not achieved. - 13.10.12 Permeable Surfaces (40% of net site area) = PER. RDA when compliance not achieved. - 13.10.13 Building Coverage (35% net site area) = PER. RDA when compliance not achieved. - 13.10.14 General Noise = PER. DIS when compliance not achieved. - 13.10.15 Construction Noise and Temporary Activities = PER. DIS when compliance not achieved. - 13.10.16 Wind Generation: Noise = PER. DIS when compliance not achieved. - 13.10.17 Vibration = PER. DIS when compliance not achieved. - 13.10.18 Traffic Intensity (20 TIFS) = PER. RDA when compliance not achieved. - 13.10.23 Lighting and Glare = PER. RDA when compliance not achieved. - 13.12.1 Integrated Development (for up to 10 lots) = RDA. - 13.13.1 Integrated Development (for more than 10 lots) = DIS. - Rule 13.13.1 Integrated Development provides a discretionary consent pathway for undertaking subdivision to create more than 10 lots where there is a connection to wastewater infrastructure that meet the following criteria: <ul style="list-style-type: none"> o Where a connection to reticulated wastewater infrastructure is available, the number of total lots obtainable shall be an average of at least 1 lot per 500m² of the parent title in the Residential Zone, with a minimum net site area of 375m² per lot; or 	<ul style="list-style-type: none"> - The Residential Zone seeks to maintain the amenity values of the zone by: <ul style="list-style-type: none"> o Applying a tiered serviced and unserviced regime to minimum allotment sizes; o Avoiding outlook and privacy effects by setting a permitted bulk and location envelope; o Managing noise and traffic effects that contribute to health and safety and amenity values. - The Residential Zone subdivision provisions do not provide the ability to establish a varied range of lot sizes, limiting the ability to create housing opportunities and choice. - Rule 13.13.1 does provide a consenting pathway for increased residential density, however, the suite of outcomes however this rule is not supported by an enabling policy pathway in the Residential Zone objectives and policies and would not necessarily result in a non-notified approval. - The permitted bulk and location envelope is overly restrictive when applied to smaller allotment sizes, ineffective in achieving objective PRECX1-O1. - The permitted setback requirements do not follow urban design best practice, particularly with respect to activating road frontages and bringing built form closer. Rule 13.10.7 is ineffective in achieving objective PREC1-O1. - Rules 13.10.11-13 establish permitted site coverage, private open space and impermeable surfaces standards, which manage the internal amenity and scale of development within a site. These provisions are overly restrictive when applied to smaller lot 	<ul style="list-style-type: none"> - The plan change seeks to manage effects on character and amenity within the cove Road North Precinct by: <ul style="list-style-type: none"> o Applying strong urban design, subdivision and protection policy direction; o Enabling a range of allotment sizes through a minimum lot size and an average lot size. o Setting a permitted bulk and location envelope that follows best practice urban design and provides for an appropriate level of built development within a range of lot sizes; o Managing noise and traffic effects that contribute to health and safety and amenity values. - Cove Road North Precinct Subdivision rule 13.13X establishes a consenting pathway for increased residential development, supported by policy PRECX-P1. This provision is effective in enabling development whilst protecting and enhancing the key features of the Precinct. The subdivision rule is effective and efficient in achieving objective PRECX-O1. - Consequential amendments to rule 13.10.3a Dwellings, provides for a higher level of residential density as a permitted activity. This amendment increases the capacity for residential development within the precinct while managing potential physical constrains and allowing for a range of housing typologies and choice. This amendment is efficient and effective in achieving PRECX-O1. - Consequential amendments to rule 13.10.7 establish reduced permitted activity setback rules within the Cove Road North Precinct, which follow urban design best practice and enables an appropriate level of development within a range of allotment sizes. This amendment is efficient and effective in achieving PRECX-O1.

		<ul style="list-style-type: none"> o Where a connection to reticulated wastewater infrastructure is not available, <u>but a private wastewater system</u> is proposed to be established to serve all lots within the subdivision, the number of total lots obtainable shall be an <u>average of at least 1 lot per 500m² of the parent title (excluding area required for wastewater or access lots) in the Residential Zone, with a minimum net site area of 375m² per lot;</u> and o The proposed allotment is not within an Outstanding Natural Landscape, as identified in Map Series 2. o Compliance with the information requirements detailed in App. 25B. 	<p>sizes and will be ineffective in achieving objective PRECX1-O1</p>	<p>- Consequential amendments to rules 13.10.11 – 13 seek to enable a more balanced and enabling permitted activity standard for site coverage, private open space and impermeable surface. This responds to the outcome of PRECX-O1 to enable living opportunities and housing choice whilst managing effects.</p>
13.5.2 To ensure that the servicing of new subdivision and development does not adversely affect the environment, particularly sensitive receiving environments.	<p>13.6.3 By requiring subdivision and development to demonstrate adequate service provision (including maintenance), and ensure the costs of any service provision or upgrades are borne by the development.</p> <p>13.6.4 By encouraging, where practicable, the use of integrated catchment management design solutions for stormwater and wastewater infrastructure.</p> <p>13.6.12 By ensuring that where sites are not connected to a public water supply, wastewater disposal or stormwater disposal system, suitable provision can be made on each site for an alternative water supply or method of wastewater disposal or stormwater disposal, which can protect the health and safety of residents and can avoid any significant adverse effects on sensitive receiving environments.</p>	<ul style="list-style-type: none"> - 13.10.3a Dwellings (serviced = 1 per 600m²; serviced & overlay = 1 per 1,000m²; Unserviced = 1 per 3,000m²) = PER. DIS when compliance not achieved. - 13.10.4 Commercial and Industrial Buildings = PER. RDA when compliance not achieved. - 13.10.12 Permeable Surfaces (40% of net site area) = PER. RDA when compliance not achieved. - 13.10.18 Traffic Intensity (20 TIFS) = PER. RDA when compliance not achieved. - 13.11.1 General Residential Subdivision (serviced = 600m²; unserviced = 3,000m²; Overlay serviced = 1,000m²; Overlay unserviced = 3,000m²) = CON. - 13.11.2 Boundary Adjustment = CON. - 13.11.3 Preservation of Natural and Cultural Heritage = CON. - 13.13.2 Subdivision of a site within an Outstanding Natural Landscape = DIS. - 13.14.1 Suitable Building Area = PER. DIS when compliance not achieved. - 13.14.4 Water Supply = PER. DIS when compliance not achieved. - 13.14.5 Stormwater Disposal = PER. DIS when compliance not achieved. - 13.14.6 Wastewater Disposal = PER. DIS when compliance not achieved. - 13.14.7 Energy Supply = PER. DIS when compliance not achieved. - 13.14.8 Telecommunications = PER. DIS when compliance not achieved. 	<ul style="list-style-type: none"> - Policies 13.6.3, 13.6.4, 13.6.12 and the corresponding rules 13.14.6 and 13.13.1 include a pathway and triggers for the provision of infrastructure either by future developers or via reticulated network. - Provisions provide clear and enforceable methods to ensure servicing of future development within the Residential Zone and Cove Road North Precinct, it is considered that these provisions are effective in achieving management of effects as required by PRECX-O1. 	<p>- Consequential amendments to rule 13.14.5 seek to apply standards to the design of stormwater management. This amendment is efficient and effective in achieving PRECX-O1.</p>
13.5.3 To maintain and enhance public access to the coast, rivers and lakes as a result of land use and subdivision development.	13.6.5 Subdivision adjoining the coast, rivers and lakes is generally only acceptable when it maintains or enhances public access (by the vesting of public access roads, reserves and pedestrian access ways and access	<ul style="list-style-type: none"> - 13.10.7 Setbacks (Lake/River = 30m; CMA = 30m) = PER. RDA when compliance not achieved. - 13.14.9 Esplanade Management for Lots Less Than 4ha = PER. DIS when compliance not achieved. 	<ul style="list-style-type: none"> - There are no rivers/lakes within the plan change area that would trigger esplanade requirements. Therefore, these provisions fail for afford any protection or enhancement of significant ecological features within 	<p>- Consequential amendments to rule 13.10.7 seek to apply permitted activity setback from wetlands and rivers rule. This setback is recommended by Rural Design Limited (Ecological Assessment Appendix 6) as necessary to manage potential effect</p>

	strips) and esplanade reserves and / or strips.	<ul style="list-style-type: none"> 13.14.10 Esplanade Management for Lots More Than 4ha = PER. DIS when compliance not achieved. 	<p>the plan change area. These provisions are ineffective and inefficient and do not give effect to objective PREC1-O1.</p> <ul style="list-style-type: none"> NES-FW will afford a level of protection to wetlands applying a minimum setback for buildings, earthworks and vegetation clearance. Again, these provisions will not result in enhancement and management of effects as required by PREC1-O1. 	<p>of residential development on the ecological features within the plan change area. This amendment is efficient and effective in achieving PREC1-O1.</p> <ul style="list-style-type: none"> Cove Road North Precinct Subdivision rule 13.13A enables subdivision where wetlands and rivers are protected in perpetuity and enhanced. This provision is effective and effective in managing potential effects on ecological features achieving objective PREC1-O1.
3.5.4 By managing the effects of those activities which have the potential to adversely affect residential amenity (e.g. building location, earthworks and vegetation clearance).	13.6.7 By requiring subdivision and development to demonstrate how the effects of earthworks and vegetation clearance can be avoided, remedied or mitigated.	<ul style="list-style-type: none"> 13.10.1a Excavation and Fill = PER. RDA when compliance not achieved. 13.10.1b Excavation and Fill in an Outstanding Natural Landscape = PER. DIS when compliance not achieved. 13.10.2a Indigenous Vegetation Clearance = PER. RDA when compliance not achieved. 13.10.2b Indigenous Vegetation Clearance in an Outstanding Natural Landscape = PER. DIS when compliance not achieved. 	<ul style="list-style-type: none"> Provisions provide clear and enforceable methods to manage effects of earthworks and vegetation clearance within the Residential Zone and Cove Road North Precinct, it is considered that these provisions are effective in achieving management of effects as required by PRECX-O1. 	<ul style="list-style-type: none"> The Plan Change area is not subject to overlays, with a single area of indigenous vegetation, wetlands and intermittent and permanent streams. The Cove Road North Precinct Subdivision rule 13.13X enables integration of environmental benefit with subdivision. The Northern Sub-Precinct affords a greater level of protection to the indigenous vegetation ensuring building and access way setbacks. These provisions are effective and effective in managing potential effects on ecological features achieving objective PRECX-O1.
13.5.5 To enhance linkages (e.g. pedestrian, vehicular, open space) between adjoining residential uses.	13.6.8 By requiring subdivision and development, particularly for integrated development subdivisions, to provide linkages or the opportunity for future linkages to neighbouring residential and open space activities and areas identified for future residential development.	<ul style="list-style-type: none"> 13.14.3 Provision for the Extension of Services = PER. DIS when compliance not achieved. 	<ul style="list-style-type: none"> Provisions provide clear and enforceable methods to ensure servicing of future development within the Residential Zone and Cove Road North Precinct, it is considered that these provisions are effective in achieving management of effects as required by PRECX-O1. 	<ul style="list-style-type: none"> Cove Road North Precinct Subdivision rule 13.13X supports and encourages the establishment of transport, open space areas connections and provision of a neighbourhood park in accordance with the Cove Road North Concept Plan. This provision is effective and effective in managing effects giving effect to objective PRECX-O1.
13.5.6 To maintain sites and buildings during development to avoid adverse visual amenity effects.	13.6.9 By requiring site and building development to demonstrate how adverse visual amenity affects will be addressed over the duration of the development.	<ul style="list-style-type: none"> 13.10.3c Erection and alterations of buildings and structures within an Outstanding Natural Landscape 	<ul style="list-style-type: none"> N/A. The plan change area is not located within an Outstanding Natural Landscape. 	
13.5.7 To recognise business and economic activity that enables people and communities of the District to provide for their social, economic and cultural wellbeing, while avoiding adverse effects (including reverse sensitivity effects) on the environment.	<p>13.6.10 By providing flexibility for the development and operation of a range of non-residential activities (e.g. commercial, business) which are compatible in scale, intensity and character with adjoining residential land uses.</p> <p>13.6.11 By avoiding the location and operation of activities that generate adverse effects (e.g. new industrial activities) in the Residential Zone.</p>	<ul style="list-style-type: none"> 13.10.4 Commercial and Industrial Buildings = PER. RDA when compliance not achieved. 13.10.8 Separation Distance for Noise Sensitive Activities (300m) = PER. RDA when compliance not achieved. 13.10.24 Signage (including signs on and adjacent to roads and on buildings) = PER. RDA when compliance not achieved. 	<ul style="list-style-type: none"> Provisions provide clear and enforceable methods to manage non-residential activities within the Residential Zone and Cove Road North Precinct, it is considered that these provisions are effective in achieving management of effects as required by PRECX-O1. 	<ul style="list-style-type: none"> No change is proposed.

	Related to objective in another Chapter (i.e. Land use and Development Strategy)	Other Rules		
	<p>13.6.6 By directing residential development to appropriate locations adjacent to existing settlements, rather than allowing sporadic development throughout the rural environment. <i>Relates to Objective 3.4.8 Chapter 3.</i></p> <p>13.6.13 By requiring the provision of safe and practicable vehicular access from a public road to each site. <i>Relates to Objective 7.5.2 Objective 11.5.1</i></p> <p>13.6.15 Subdividers and developers shall be required to accommodate within the design and layout of any subdivision or development any road or utilities that have been identified on an approved Structure Plan within any Proposed New Urban Development Area. <i>Relates to Growth Areas Chapter 3</i></p> <p>13.6.16 By requiring the establishment of esplanade reserves and strips when land is subdivided in the Residential and Business Zones of the District. <i>Relates to Objectives of Chapter 4 and 20</i></p> <p>13.6.17 By facilitating the provision of public access to existing esplanade reserves and strips in the District which are currently land locked or isolated from other public access areas. <i>Relates to Objectives 11.5.1</i></p>	<p>Other Rules</p> <ul style="list-style-type: none"> - 13.10.3b Dwelling Floor Levels = PER. RDA when compliance not achieved. - 13.10.9 Buildings and Vegetation near Airfields = PER. DIS when compliance not achieved. - 13.10.19 Potentially Contaminated Land – Removing or replacing a fuel storage system, Sampling the soil, Disturbing the soil and Change of land use = PER. CON / RDA / DIS when compliance not achieved. - 13.10.20 Contaminated Land Remediation = PER. DIS when compliance not achieved. - 13.10.21 Hazardous Substances = PER. DIS when compliance not achieved. - 13.10.22 Radioactive materials = PER. CON / DIS when compliance not achieved. - 13.10.25 Vehicle Access and Driveways = PER. RDA when compliance not achieved. - 13.10.26 Fire Safety = PER. RDA when compliance not achieved. - 13.10.27 Parking = PER. RDA when compliance not achieved. - 13.10.28 Loading = PER. RDA when compliance not achieved. - 13.10.29 Special Provisions = RDA. - 13.14.2 Road, Private Way Formation and Property Access = PER. DIS when compliance not achieved. - 13.14.11 Esplanade Areas on Road Stopping = PER. DIS when compliance not achieved. 	<ul style="list-style-type: none"> - Provisions provide clear and enforceable methods to manage effects of development within the Residential Zone and Cove Road North Precinct, it is considered that these provisions are effective in achieving management of effects as required by PRECX-O1. 	<ul style="list-style-type: none"> - The plan change area is contiguous with the existing Residential Zone, this matter is discussed further within the report. - Vehicle access to be established as part of subdivision. This subdivision provision is effective and effective in managing effects giving effect to objective PRECX-O1 and managing effects on the transport network.