

Queenstown Lakes District Proposed District Plan
Section 32 Evaluation
Variation to Proposed District Plan

For:

Waste and Recycling Storage Space Provisions

Chapter 7 – Lower Density Suburban Residential Zone

Chapter 8 – Medium Density Residential Zone

Chapter 9 – High Density Residential Zone

Contents

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION	3
3. STRUCTURE OF THE REPORT	4
4. CONSULTATION	5
5. STATUTORY POLICY CONTEXT	5
Regional Policy Statements	5
Proposed District Plan – Notified 26 August 2015	6
Other Council Documents Considered	8
6. RESOURCE MANAGEMENT ISSUES	9
Issue 1 – Stringent Notified Provision	9
Issue 2 – Inadequate Space For Waste And Recycling Storage In Mdr And Hdr Zones	9
7. SCALE AND SIGNIFICANCE EVALUATION	9
8. EVALUATION OF PROPOSED OBJECTIVES SECTION 32(1)(a)	10
9. EVALUATION OF THE PROPOSED PROVISIONS SECTION 32(1)(b)	10
10. BROAD OPTIONS	11
11. EFFICIENCY AND EFFECTIVENESS	14
12. REASONS FOR DECIDING ON THE PROVISIONS	18
APPENDICES	19
APPENDIX 1: NOTIFIED WASTE AND RECYCLING STORAGE SPACE PROVISION COMPARISON	19
APPENDIX 2: VARIATIONS TO RELEVANT CHAPTERS	21

1. EXECUTIVE SUMMARY

- 1.1. This variation addresses two issues in relation to waste and recycling storage space of the following chapters of the Proposed District Plan ('PDP'):
- Chapter 7 – Low Density Suburban Residential Zone ('LDSR Zone')
 - Chapter 8 – Medium Density Residential Zone ('MDR Zone')
 - Chapter 9 – High Density Residential Zone ('HDR Zone')
- 1.2. This proposal will assist the Council to fulfil its statutory functions and responsibilities as required by the Resource Management Act 1991 ('the Act' or 'the RMA'). The new provisions are considered to be an appropriate way to achieve the purpose of the Act as they would require space to manage waste generated by activities and development which provides for the wellbeing and health of the community, whilst appropriately managing adverse effects.
- 1.3. This variation seeks to vary the non-compliance status for breaches to waste and recycling storage space standards from non-complying to restricted discretionary, and vary the standards to give effect to better waste management practices and the Queenstown Lakes District Council's (Council) new bin contracts. The proposed provisions are considered the most appropriate way to achieve the objectives and purpose of the variation as the benefits outweigh the costs that are expected.

2. INTRODUCTION

- 2.1. Section 32 of the Act requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the Act, and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives.
- 2.2. This variation proposes three key changes:
- a) Changes to the status for breaches of waste and recycling storage space standards from non-complying to restricted discretionary in the following PDP chapters:
 - a. Chapter 7 Low Density Residential Suburban Zone
 - b. Chapter 8 Medium Density Residential Zone
 - c. Chapter 9 High Density Residential Zone
 - b) Additional matters of discretion which address the effects of waste and recycling storage space on amenity values, consistency with the Residential Design Guide 2019 and the size, location and accessibility to the waste and recycling bins

- c) Changes to the standards to accommodate Council's new bin contracts, specifically to the MDR and HDR chapters

2.3. The changes identified above do not change or introduce any PDP objectives and policies. The purpose of this variation is to ensure that the PDP applies an appropriate level of regulation to control the effects of waste and recycling storage space.

3. STRUCTURE OF THE REPORT

3.1. This report fulfils the obligations of the Council under section 32 of the Act. The analysis set out below should be read together with the text of the chapters listed in paragraph 1.1 of this report.

3.2. This report provides an analysis of the key issues, objectives and the policy response proposed by the variation as required by s32 of the RMA, using the following sections:

- a) The **Consultation** undertaken, including engagement with iwi authorities on the draft plan.
- b) An overview of the applicable **Statutory Policy Context**
- c) Description of the **Non-Statutory Context** (strategies, studies and community plans), which have informed the proposed provisions
- d) A description of the **Resource Management Issues**, which provide the driver for the proposed provisions;
- e) An **Evaluation** against Section 32(1)(a) and Section 32(1)(b) of the Act, that is
 - (a) Whether the objectives are the most appropriate way to achieve the RMA's purpose (Section 32(1)(a)).
 - (b) Whether the provisions (policies and methods) are the most appropriate way to achieve the objectives (Section 32(1)(b)), including:
 - i. identifying other reasonably practicable options for achieving the objectives
 - ii. assessing the efficiency and effectiveness of the provisions in achieving the objectives, and
 - iii. summarising the reasons for deciding on the provisions
- f) A **level of detail** that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal

4. CONSULTATION

- 4.1. Consultation with Iwi authorities, required pursuant to Schedule 1, clause 4A of the RMA, was undertaken between 9 July and 28 July 2019, whereby a set of draft provisions were provided to Iwi representatives for consideration and comment. The Iwi authorities did not request any changes to the draft provisions and did not provide any comment regarding this proposal.

5. STATUTORY POLICY CONTEXT

- 5.1. The relevant requirements of the RMA, the Local Government Act 2002, and the two Iwi management plans that apply in the District¹ have been given appropriate regard in the preparation of this proposal. There are no National Policy Statements or National Environment Standards relevant to this proposal.
- 5.2. The proposed variations to the waste and recycling storage space provisions have been developed in accordance with QLDC's function under Section 31 to manage the potential adverse effects of urban growth and development.

Regional Policy Statements

- 5.4. Section 74 of the Act requires that a district plan prepared by a territorial authority must "give effect to" any operative Regional Policy Statement. The Partially Operative Otago Regional Policy Statement 2019 (**PORPS 19**) and the Partially Operative Otago Regional Policy Statement 1998 (**PORPS 98**) are the relevant regional policy statements to be given effect to within the PDP.
- 5.5. Sustainable management under the RMA includes enabling social, economic and cultural wellbeing for present and future generations. The RPS and PRPS emphasises on the need for resource management decisions to recognise that the wellbeing of the community depends on the use, development and protection of natural and physical resources. Several objectives and policies within the RPS and PRPS are relevant to the variation to the waste and recycling storage space provision, and recognises the need to avoid significant adverse effects of activities and ensuring that urban developments are designed in a way, which relates well to the surrounding environment and contributes positively to the community and the place.
- 5.6. The changes to the PDP provisions for *waste and recycling storage space* that are considered here-in are for administrative purposes. The changes enable more effective and efficient implementation of the objectives and provisions considered in the various s32 analyses for Stage 1, 2 and 3 of the District

¹ *The Cry of the People, Te Tangi a Tauira*: Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 (MNRMP 2008), and *Kāi Tahu ki Otago* Natural Resource Management Plan 2005 (KTKO NRMP 2005)

Plan Review, which include assessments of the degree of consistency with the RPS and PRPS. As such, it is not considered necessary to duplicate that analysis, other than to confirm that the proposed changes give effect to the operative RPS and have regard to the PRPS.

Proposed District Plan – Notified 26 August 2015

- 5.7. The following objectives and policies (or parts thereof) of the PDP (Part 2 Strategic) are relevant to the waste and recycling storage space provisions, and the affected Chapters listed in Section 1.1 of this report. The provisions within the chapters should take into account and give effect to these higher order provisions:

Strategic Direction Chapter 3

Reference	Detail
Objective 3.2.2	Urban growth is managed in a strategic and integrated manner
Policy 3.2.2.1	Urban development occurs in a logical manner so as to: c. achieve a built environment that provides desirable, healthy and safe places to live, work and play
Objective 3.2.6	The District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety

Low Density Residential

Objective or provision	Detail
Objective 7.2.3	Encourage higher density development where it responds sensitively to the context and character of the locality and is designed to maintain local amenity values
Policy 7.2.3.3	Encourage landscaped areas to be well-designed and integrated into the development layout and design, providing high amenity spaces for recreation and enjoyment, having particular regard to the visual amenity of streets and street frontages

Medium Density Residential

Objective or provision	Detail

Objective 8.2.2	Development contributes to the creation of a new, high quality built character within the zone through quality urban design solutions which positively respond to the site, neighbourhood and wider context
Policy 8.2.2.5	Ensure landscaped areas are well designed and integrated into the design of developments, providing high amenity spaces for residents, and to soften the visual impact of development, with particular regard to any street frontage(s).
Objective 8.2.3	Development provides high quality living environments for residents and provides reasonable maintenance of amenity values enjoyed on adjoining sites taking into account the changed future character intended within the zone
Policy 8.2.3.2	Where a resource consent is required for new development, reasonably minimise the adverse effects of the new development on the amenity values enjoyed by occupants of adjoining sites, and have particular regard to the maintenance of privacy for occupants of the development site and neighbouring sites through the application of setbacks, offsetting of habitable room windows from one another, screening or other means.
Policy 8.2.6.1	Enable the establishment of community activities where adverse effects on residential amenity values including noise, traffic, lighting, glare and visual impact can be avoided or mitigated

High Density Residential

Objective or provision	Detail
Objective 9.2.2	High density residential development provides a positive contribution to the environment through quality urban design
Policy 9.2.2.1	Use landscaped areas to add to the visual amenity values of the development for on-site residents or visitors, neighbours, and the wider public
Objective 9.2.3	High density residential development maintains a minimum of existing amenity values for neighbouring sites as part of positively contributing to the urban amenity values sought within the zone
Policy 9.2.3.2	Ensure the amenity values of neighbours are adequately maintained
Objective 9.2.4	Small-scale community activities are provided for where they are best located in a residential environment close to residents

Policy 9.2.4.1	Enable the establishment of small-scale community activities where adverse effects on residential amenity values such as noise, traffic and visual impact can be avoided or mitigated
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Other Council Documents Considered

5.8. The documents and projects have informed this Section 32 evaluation.

- Residential Design Guide 2019
- Waste Recycling Strategy

6. RESOURCE MANAGEMENT ISSUES

Issue 1 – Stringent Notified Provision

- 6.1. The Independent Hearing Panel (**IHP**) recommended, through the course of Stage 1 Hearings, that the Council should consider a variation to the waste and recycling storage space provisions in the residential zones, by changing the non-complying activity status to restricted discretionary. This will result in a more permissive provision. It was considered that the status for non-compliance was overly stringent.

Issue 2 – Inadequate Space For Waste And Recycling Storage In Mdr And Hdr Zones

- 6.2. The PDP waste and recycling storage space provisions require insufficient space to be provided in new developments to adequately provide for the Council's new waste and recycling bin contract. The IHP agreed that the waste and recycling and storage requirements have been poorly justified, specifically for MDR and HDR Zones. The IHP recommended that the Council consider a variation to the waste and recycling storage provisions, specifically a justified provision relating to waste collection areas and justified restriction on the placement of these areas.

7. SCALE AND SIGNIFICANCE EVALUATION

- 7.1. The level of detailed analysis in this report is **low**, to reflect the scale and significance of the effects of the implementation of the proposed provisions. The implementation of the provisions would have positive effects in that they would improve the administration of the current provisions and allow greater flexibility. In making this assessment, regard has been had to the following, namely whether the proposed objectives and provisions:

- Result in a significant variance from the existing baseline in the Proposed District Plan to the relevant chapters;
- Have effects of national importance
- Adversely affect those with specific interests
- Involve effects that have been considered implicitly or explicitly by higher order documents
- Impose increased costs or restrictions on individuals, communities or businesses
- Are more appropriate than the existing provisions.

- 7.2. The level of detail of analysis in this report is low, given this analysis is an evaluation for a variation to a very discrete set of provisions, to address minor issues with the identified PDP provisions.

- 7.3. In summary, the proposal will result in variance from the existing baseline, however in most instances the current approach to managing the effects of waste and recycling storage space is recommended to remain.

8. EVALUATION OF PROPOSED OBJECTIVES SECTION 32(1)(a)

- 8.1. The identification and analysis of issues has helped define how Section 5 of the RMA should be applied. This has informed determination of the most appropriate objectives to give effect to Section 5 of the RMA in light of the issues.
- 8.2. Section 32(1)(a) requires an examination of the extent to which the proposed objectives are the most appropriate way to achieve the purpose of the Act.
- 8.3. The changes identified above do not change or introduce any objectives and policies. The purpose of this variation is to ensure that the PDP applies an appropriate level of regulation to control the effects of waste and recycling storage space, that achieves the purpose of the Act.

9. EVALUATION OF THE PROPOSED PROVISIONS SECTION 32(1)(b)

- 9.1. The following tables consider whether the proposed provisions are the most appropriate way to achieve the purpose of the variation and the relevant PDP objectives. In doing so, it considers the costs and benefits of the proposed provisions and whether they are effective and efficient.

10. BROAD OPTIONS

Broad Options Considered

Other reasonably practicable options for achieving the objectives (s32(1) (b)(i)):

Option 1: Retain existing provision (PDP Status quo)

Retain the current waste and recycling storage space provision

Option 2: Review Rule

Review rule to match the current Council waste contracts

Amend status of breaches to waste and recycling storage space standards from non-complying to restricted discretionary, add matters of discretion

Option 3: Delete waste and recycling storage space standards

Delete current waste and recycling storage space standards

	Option 1: Status Quo	Option 2: Review Rule – size	Option 3: Delete Rule
Cost	<p>Does not address the Council's new waste contracts, and would retain what appears to be an inconsistent and onerous provision. Non-complying activity resource consent requirements are likely to impose considerable cost and assessment obligations.</p> <p>Results in lack of space for waste and recycling storage, specifically in zones of higher density. A lack of space for waste and recycling storage will produce adverse visual and social effects</p> <p>Implementing onerous activity status may result in a 'one size fits all' approach, which may not be appropriate for some contexts.</p>	<p>Would result in change from the status quo – Plan users will need to become familiar with new provisions</p> <p>If bin contracts were to change in the future, a further plan change may be required.</p>	<p>May change the character of zones and may cause adverse effects on the surrounding environment as space for the storage of waste and recycling will not be required on sites.</p> <p>There is no other standard that will address this effect; therefore, the effects will not be managed appropriately.</p>
Benefit	<p>More certain pathway to consider resource consents for activities which require waste and recycling storage space.</p>	<p>More straightforward plan implementation, more flexibility in plan administration as non-compliant activities are managed through the matters of discretion</p> <p>Plan users are provided with a greater degree of certainty in regard to type of matters that need to be considered in any necessary resource consent applications.</p> <p>Restricted discretionary resource consent applications are less onerous in terms of cost and assessments expectations. The activity status and identified matters of discretion provide certainty to Plan users, whilst providing the opportunity for an application to be declined in the event that the</p>	<p>Flexibility in plan administration, one less rule to consider through the consenting process.</p> <p>Provides developers with greater flexibility to use space on sites for other purposes.</p> <p>Provides for innovation on sites in terms of the provision of waste and recycling storage space.</p>

		identified matters are not appropriately addressed.	
Ranking	2	1	3

	Option 1: Status Quo	Option 2: Review Rule – size	Option 3: Delete Rule
Effectiveness	<p>This option would not achieve the certainty of plan administration that would be achieved by option 2.</p> <p>This option addresses standards in relation to waste and recycling storage space, however is difficult to implement as the activity status in an onerous requirement, given the limited anticipated adverse effects that would result from breaching the current standards.</p> <p>The activity status is considered to be overly stringent, considering the matter it addresses</p>	<p>This option is the most appropriate and effective as it addresses the waste and recycling standard whilst ensuring that the standard is easier to implement.</p> <p>The standard is not overly stringent given the matter it addresses</p>	<p>This option is ineffective as it does not address the effects of waste and recycling storage space at all within the identified chapters of the PDP.</p> <p>Effects of waste and recycling storage spaces are important, especially in zones where residential intensification is encouraged, and therefore it is appropriate for this matter to be addressed within the PDP.</p>
Efficiency	<p>This approach is low cost as it would not require any changes to the plan, and no requirement to assess the option within an evaluation report. However, it would not address the identified issue, and is therefore not an efficient option.</p>	<p>This approach has associated costs as it would require a change through the Schedule 1 RMA process, however will be more efficient in the long term.</p>	<p>This option is inefficient in addressing the objectives, as it would provide for uncontrolled waste and recycling storage that would result in conditions in the zones that may adversely affect their character and amenity.</p>

11. EFFICIENCY AND EFFECTIVENESS

11.1. The following table considers the efficiency and effectiveness of the proposed provisions, including their costs and benefits

Proposed Provisions	Costs	Benefits	Effectiveness, Efficiency and Appropriateness
<p><i>Low Density Residential Chapter</i></p> <p>Deletion of part of the rule related to minimum space required for waste and recycling storage and change to the following:</p> <p><u>7.5.12.1 Residential activities shall provide sufficient space for waste and recycling bins</u></p> <p>7.5.12.2 All developments shall suitably screen waste and recycling storage space from the road or public space, in keeping with the building development, or provide space within the development that can be easily accessed by waste and recycling collections</p> <p><u>7.5.12.2 Waste and recycling storage space shall be:</u></p> <p><u>a) located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and</u></p> <p><u>b) not directly visible from adjacent sites, roads and public spaces</u></p>	<p><i>Environmental and Economic</i></p> <p>There are considered to be no costs identified in the deletion and addition to this rule in the LDR zone.</p>	<p><i>Economic and Social</i></p> <p>The site coverage provision within the LDSR Zone chapter should address sufficient space for waste and storage. It is therefore more efficient to delete the part of the rule in relation to minimum space requirements in the LDSR zone. This will remove repetition in the plan, as this is addressed within the plan and through the matters of discretion.</p>	<p>The deletion of the part of the rule related to minimum space required for waste and recycling will ensure efficiency in the consenting process within the Low Density Residential zones, as it will be covered in the provision related to site coverage.</p> <p>In applying this deletion, it will increase simplicity in plan implementation and compliance.</p>

Proposed Provisions	Costs	Benefits	Effectiveness, Efficiency and Appropriateness
<p>Medium Density Residential and High Density Residential Zones</p> <p>Variation to part of the rule related to minimum space required for waste and recycling storage, to the following:</p> <p>Waste and Recycling Storage Space</p> <p>8.5.10.1 Residential activities shall provide, as a minimum of, 2m² space for waste and recycling storage a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per for each residential unit or flat</p> <p>8.5.10.2 All developments shall suitably screen waste and recycling storage space from the road or public space, in keeping with the building development, or provide space within the development that can be easily accessed by waste and recycling collections</p> <p><u>Waste and recycling bins shall be:</u></p> <p><u>a) located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and</u></p> <p><u>b) not directly visible from adjacent sites, roads and public spaces; or</u></p>	<p>There are considered to no social or environmental costs in the deletion and variation of this provision.</p> <p>There is a minor economic cost to developers in applying this provision to provide space for waste and recycling storage space, however, it will create long term benefits which prevent visual and social adverse effects to the environment.</p>	<p>Economic and Social</p> <p>Higher density areas, specifically within the MDR and HDR zones, are more likely to generate nuisance in relation to waste and recycling storage. It is therefore beneficial for developments to incorporate 2m² for waste and recycling storage space, to suit the new waste management contracts adopted by the Council, and to accommodate for the future organics bin that may be proposed.</p> <p>The deletion of the part of the rule related to screening will allow more flexibility in the provision. In place, an additional provision, which provides flexibility for the bins to either, be stored in a place that is not visible from adjacent sites, roads and public spaces, or, screened.</p>	<p>The variation of the part of the rule in relation to minimum space of waste and recycling storage will ensure sufficient space is provided within the HDR Zone, to accommodate for the new wheelie bin contracts. This will appropriately address the requirement for bins to be stored in a place which does not affect amenity values in the area whilst encouraging appropriate management of household waste and recycling.</p>

c) screened with materials that are in keeping with the design of the building		In applying these variations to the provisions, it will allow more flexibility in plan implementation and therefore save financial costs in the consenting process.	
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Proposed Provisions	Costs	Benefits	Effectiveness, Efficiency and Appropriateness
<p>Low Density Residential, Medium Density Residential and High Density Residential</p> <p>Variation of non-compliance status to <u>Restricted Discretionary</u> and an additional matter of discretion which specifies the following:</p> <p>NC <u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> a. <u>Effects on amenity values</u> b. <u>Size</u> c. <u>Location and access</u> d. <u>Consistency with the Residential Design Guide 2019</u> 	<p>. The notified provision holds a non-complying activity status which is considered overly prescriptive, making it more difficult and costly to obtain a resource consent in the event the standard is breached. A restricted discretionary activity status is more appropriate and efficient in managing the effects of waste and recycling.</p>	<p>The proposed provision identifies specific matters of discretion against which the activity will be assessed. In applying this provision as a restricted discretionary activity, it provides greater certainty and a clear interpretation for plan users in regard to the effects Council will be assessing.</p> <p>There would be social and cultural benefits from the implementation of the provision, as it more clearly seeks to manage the effects of waste and recycling clutter. This provision addresses and respects environments</p>	<p>The provision is considered efficient in cost, as it applies a less stringent activity status.</p> <p>The provision is an effective way in achieving the purpose of the proposal, which is to manage the effects of waste and recycling storage in residential zones.</p> <p>The use of a Restricted Discretionary activity status, is considered more efficient in addressing this rule, in comparison to requiring compliance with a non-complying activity status which anticipates the activity to not</p>

		within high-density areas, by protecting amenity values from waste.	occur in the area. The restricted discretionary activity status allows for enough regulation, whilst allowing for easier compliance at an ad-hoc basis, as effects are specifically outlined.
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12. REASONS FOR DECIDING ON THE PROVISIONS

12.1. The proposed provisions are considered the most appropriate because:

- a) They are efficient and effective at achieving the purpose of the variation.
- b) The provisions are in accordance with the relevant objectives and policies of the following chapters of the Proposed District Plan:
 - Chapter 3 – Strategic Direction
 - Chapter 4 – Urban Development
 - Chapter 5 – Tangata Whenua
 - Chapter 7 – Low Density Suburban Residential Zone
 - Chapter 8 – Medium Density Residential Zone
 - Chapter 9 – High Density Residential Zone
- c) They are in accordance with the functions of territorial authorities in s31 of the RMA and the sustainable management purpose of Part 2 of the RMA.
- d) The proposed provisions implement an existing planning framework that gives effect to the operative Otago PRS.
- e) Regard has been had to the Proposed Otago RPS and account has been taken of the following documents:
 - Two Iwi Management Plans
 - Draft Waste Management and Minimisation Plan 2018

APPENDICES

APPENDIX 1: NOTIFIED WASTE AND RECYCLING STORAGE SPACE PROVISION COMPARISON

The changes to the notified provision of *waste and recycling storage space* that are considered here-in are for administrative purposes. The changes enable more effective and efficient implementation of the objectives and provisions

	7 Low Density Suburban Residential Zone	8 Medium Density Residential Zone	9 High Density Residential Zone
Location	Standards for activities located in the Low Density Suburban Residential Zone	Standards for activities located in the Medium Density Residential Zone	Standards for activities located in the High Density Residential Zone
Title	Waste and Recycling Storage Space	Waste and Recycling Storage Space	Waste and Recycling Storage Space
Direction	Residential activities of three units or less shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per unit.	Residential activities of three units or less shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per unit.	Residential activities of three units or less shall provide, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bin per unit

Maximum	All developments shall screen waste and recycling storage space from neighbours, a road or public place, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections	All developments shall screen waste and recycling storage space from neighbours, a road or public place, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections	All developments shall screen waste and recycling storage space from neighbours, a road or public place, in keeping with the building development or, provide space within the development that can be easily accessed by waste and recycling collections
Status	NC	NC	NC

APPENDIX 2: VARIATIONS TO RELEVANT CHAPTERS

Variation to Stage 1 Chapter 7 Lower Density Suburban Residential:

Underlined text for additions and ~~strike through~~ text for deletions.

7.5 Rules - Standards

	Standards for activities located in the Low Density Residential Zone	Non-compliance status
7.5.12	<p>Waste and Recycling Storage Space</p> <p>7.5.12.1 Residential activities shall provide <u>sufficient space, as a minimum, space for a 120 litre residential wheelie bin and 240 litres recycling wheelie bins for waste and recycling bins per residential unit.</u></p> <p>7.5.12.2 All developments shall suitably screen waste and recycling storage space from the road or public space, in keeping with the building development, or provide space within the development that can be easily accessed by waste and recycling collections</p> <p><u>7.5.12.2 Waste and recycling bins shall be:</u></p> <p><u>a) located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and</u></p> <p><u>b) not directly visible from adjacent sites, roads and public spaces; or</u></p> <p><u>c) screened with materials that are in keeping with the design of the building</u></p>	<p>NC RD</p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Effects on amenity values</u></p> <p><u>b. Size, location and access of waste and recycling storage space</u></p> <p><u>c. Consistency with the Residential Design Guide 2019</u></p>

Variation to Stage 1 Chapter 8 Medium Density Residential:

Underlined text for additions and ~~strike through~~ text for deletions.

8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.10	<p>Waste and Recycling Storage Space</p> <p>8.5.10.1 Residential activities shall provide, as a minimum <u>of, 2m² space for a 120-litre residential wheelie bin and 240 litres recycling wheelie bin per waste and recycling storage per residential unit or flat</u></p> <p>8.5.10.2 All developments shall suitably screen waste and recycling storage space from the road or public space, in keeping with the building development, or provide space within the development that can be easily accessed by waste and recycling collections</p> <p><u>8.5.10.2 Waste and recycling bins shall be:</u></p> <p><u>a) located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and</u></p> <p><u>b) not directly visible from adjacent sites, roads and public spaces; or</u></p> <p><u>c) screened with materials that are in keeping with the design of the building</u></p>	<p>NC RD</p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Effects on amenity values</u></p> <p><u>b. Size, location and access of waste and recycling storage space</u></p> <p><u>c. Consistency with the Residential Design Guide 2019</u></p>

Variation to Stage 1 Chapter 9 High Density Residential:

Underlined text for additions and ~~strike through~~ text for deletions.

9.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
9.5.9	<p>Waste and Recycling Storage Space</p> <p>9.5.9.1 Residential activities shall provide, as a minimum <u>of, 2m² space for a 120-litre residential wheelie bin and 240 litres recycling wheelie bin per waste and recycling storage per residential unit or flat</u></p> <p>9.5.10.2 All developments shall suitably screen waste and recycling storage space from the road or public space, in keeping with the building development, or provide space within the development that can be easily accessed by waste and recycling collections</p> <p><u>9.5.9.2 Waste and recycling bins shall be:</u></p> <p><u>a) located where it is easy to manoeuvre for kerbside collections and avoid impeding vehicle movements within and through the site; and</u></p> <p><u>b) not directly visible from adjacent sites, roads and public spaces; or</u></p> <p><u>c) screened with materials that are in keeping with the design of the building</u></p>	<p>NC RD</p> <p><u>Discretion is restricted to:</u></p> <p><u>a. Effects on amenity values</u></p> <p><u>b. Size, location and access of waste and recycling storage space</u></p> <p><u>c. Consistency with the Residential Design Guide 2019</u></p>

9.4 Rules - Activities

9.4.5	<p>Residential Unit comprising four (4) or more per site</p> <p>Discretion is restricted to:</p> <p>location, external appearance, site layout and design of buildings and fences and how the development addresses its context to contribute positively to the character of the area; building dominance and sunlight access relative to neighbouring properties and public spaces including roads; how the design advances housing diversity and promotes sustainability either through construction methods, design or function; privacy for occupants of the subject site and neighbouring sites; street activation; parking and access layout: safety, efficiency and impacts on on-street parking and neighbours; design and integration of landscaping;</p> <p><u>XX. The location, size, access, design of screening of waste and recycling storage space</u></p> <p><u>XX. Consistency with the Residential Design Guide 2019</u> where a site is subject to any natural hazard and the proposal results in an increase in gross floor area:</p> <p>i. the nature and degree of risk the hazard(s) pose to people and property;</p> <p>ii. whether the proposal will alter the risk to any site; and</p> <p>iii. the extent to which such risk can be avoided or sufficiently mitigated.</p>	RD
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