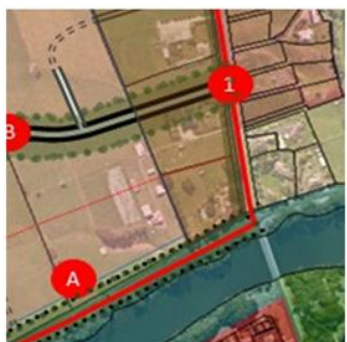
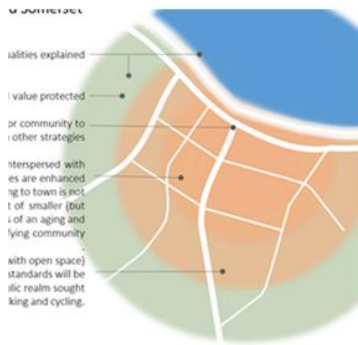
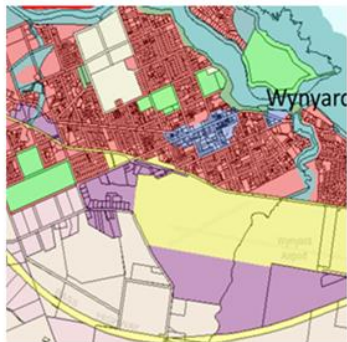


Liveable Waratah Wynyard

Settlement Strategy- Appendix 5 Identifying preferred areas for growth



Draft 13 November 2020

Introduction

The LUPAA requires that planning schemes should provide between 10 and 20 years land supply in each zone. The analysis of supply and demand undertaken for this settlement strategy revealed that there was the following land supplies in the different zonings:

| Town or village and zoning | Years that this supply will last at existing rates | |
|----------------------------|--|--|
| Wynyard GRZ | 17-24 | |
| Wynyard LDRZ | 3-4 | |
| Somerset GRZ | 9-12 | |
| Somerset LDRZ | *, | |
| Boat Harbour Beach LDRZ | na | |
| Sisters Beach LDRZ | 11-13 | |
| Yolla VZ | * | |
| Waratah VZ | 245-293 | |
| RLZ land | 10-17 | |

Supply exhausted
 Inadequate supply
 Adequate supply
 Potential oversupply

* Should be treated with confidence, low rates of recent development activity may not adequately reflect long term trends

On this basis the settlement strategy need only identify how land additional supply might be accommodated in Wynyard for Low Density Residential Lots. However there are a number of variables that influence land supply that have been acknowledged in the CCRLUS, Sustainable Murchison and confirmed through the investigations undertaken to prepare this report. These are future changes in demand or site specific factors that influence the ease and difficulty to develop and hence land supply. Furthermore much of this supply comprises fragmented lots in partly or largely already built up areas and is owned by people who live on the lot. It seems likely that many of these owners harbour little intention to develop their land, however the exact proportion cannot be determined.

Consequently in order to provide a margin of error and accommodate potential increases in demand and/or lower rates of supply from the existing zoned land this appendix considers potential expansion areas in the following town or village and within the following zonings:

Wynyard LDRZ

Somerset GRZ

Sisters Beach LDRZ

RLZ land

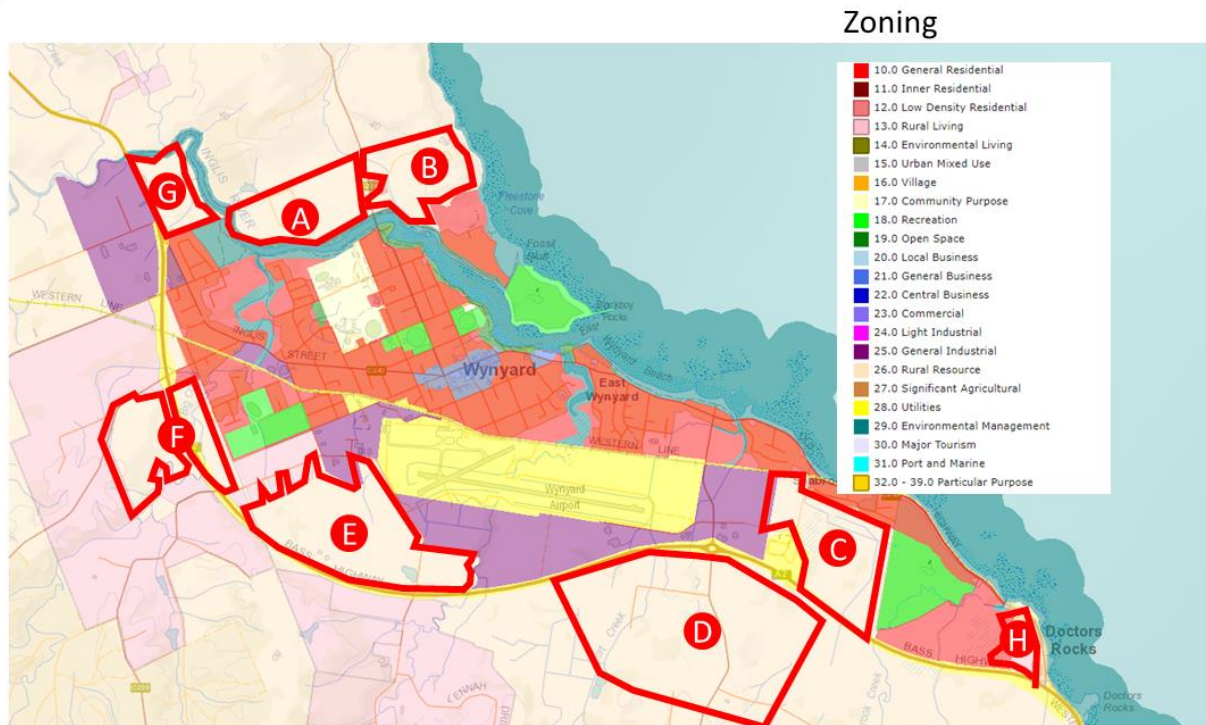
Wynyard and Doctors Rocks

This section considers eight different candidate areas for 'upzoning' to accommodate further development and identify existing anomalous zoning.

These sites were shortlisted from those that have been identified by officers and by landowners who have inquired about possibly developing their land and are contiguous with an existing town or village zone or are within 1km of such a zone.

The tests for site suitability consider the typical requirements of land zoned low density residential and Rural Living as these are the two land uses that the analysis of supply and demand revealed may be appropriate in this area.

Wynyard zoning and areas of investigation



Areas of investigation

- A** River Road
- B** River Road East
- C** Seabrook South
- D** Mount Hicks Road
- E** Deep Creek Rd/Reservoir Drive
- F** Big Creek/Wilkinson Street
- G** Inglis River/Bass Highway
- H** Doctors Rocks

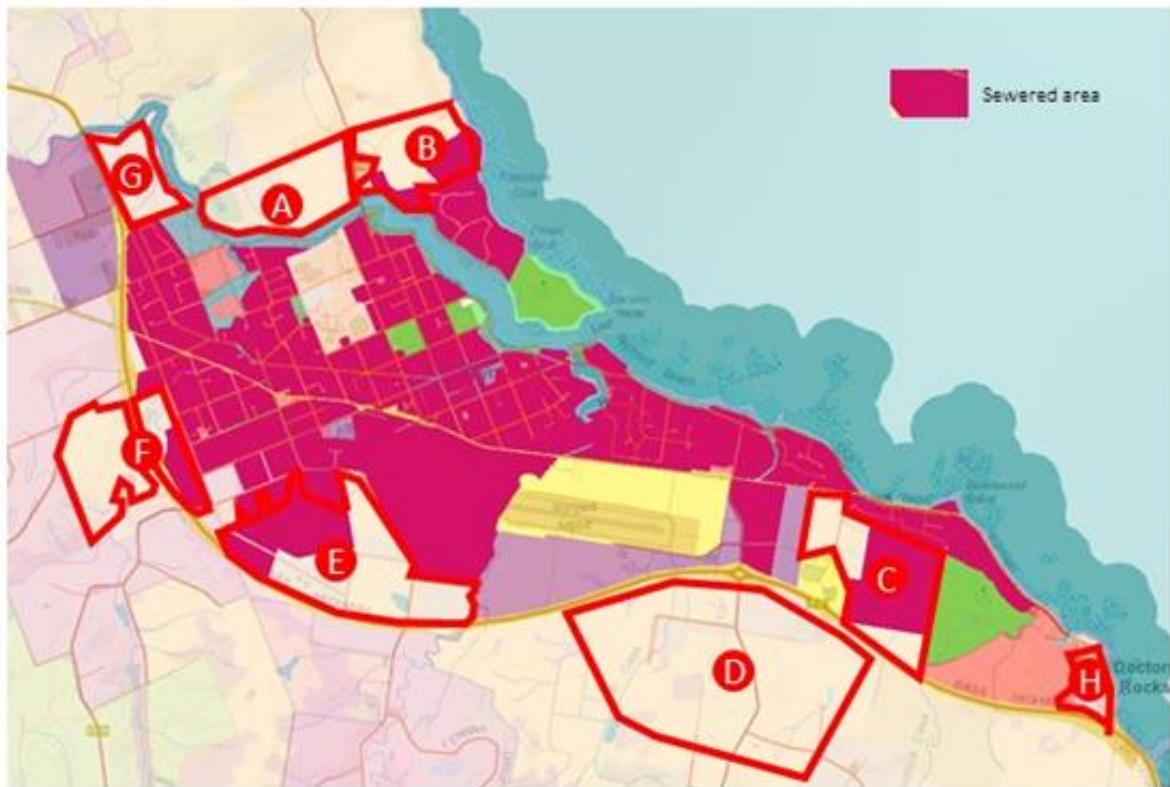
Agricultural value



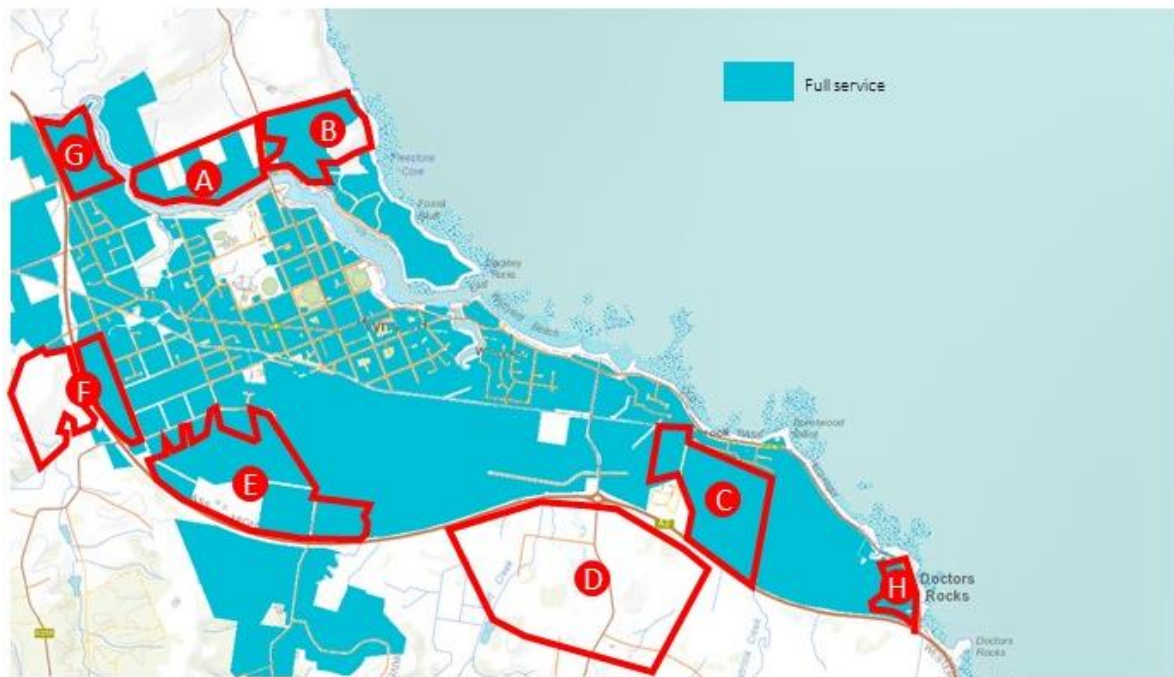
Landslip risk



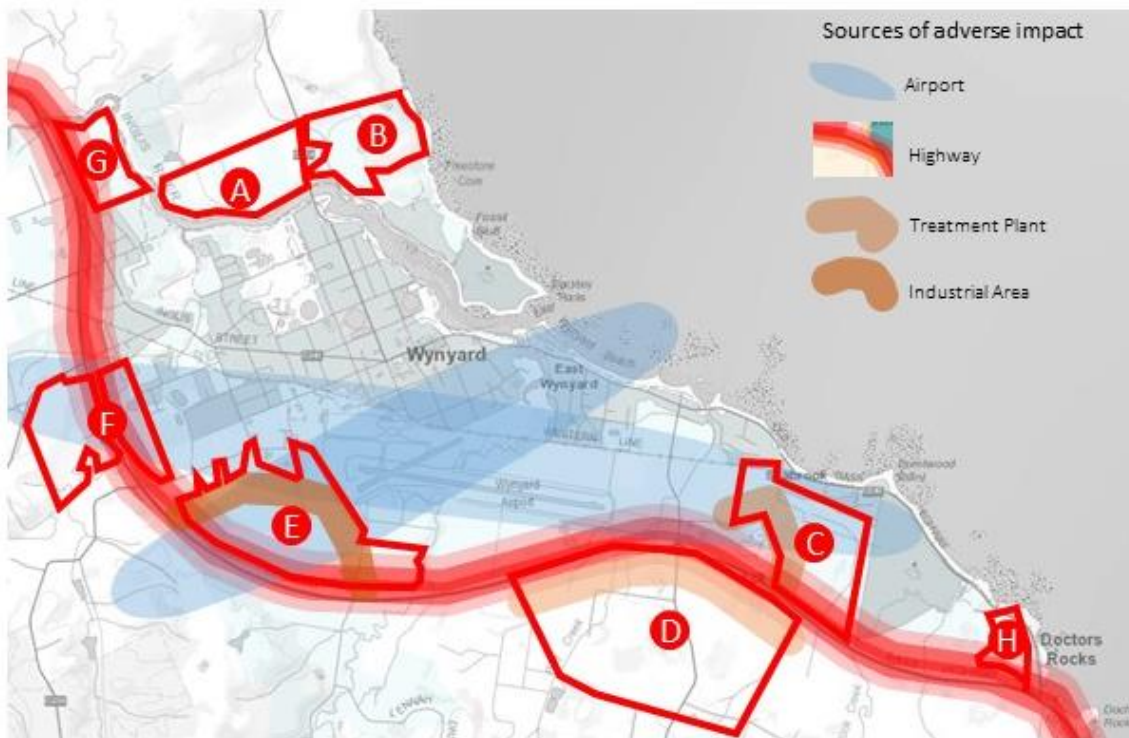
Sewer serviced area



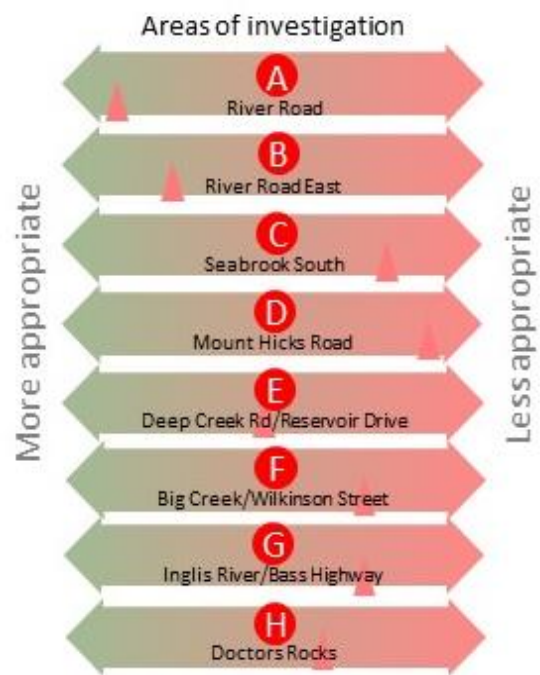
Water serviced area



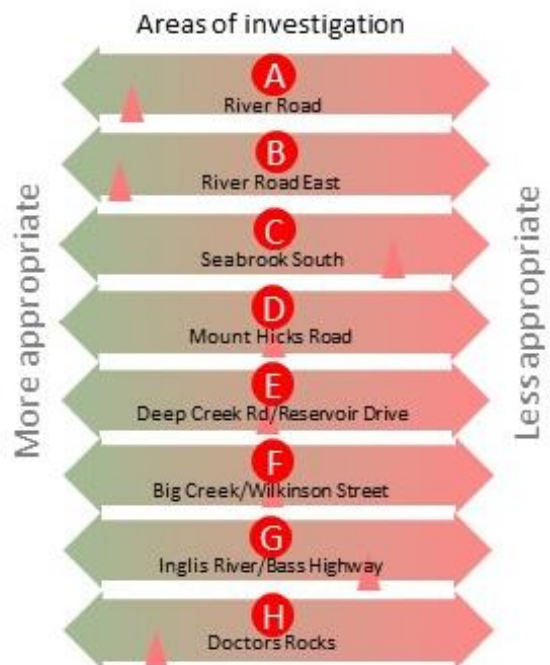
Adverse amenity impacts



Walkability

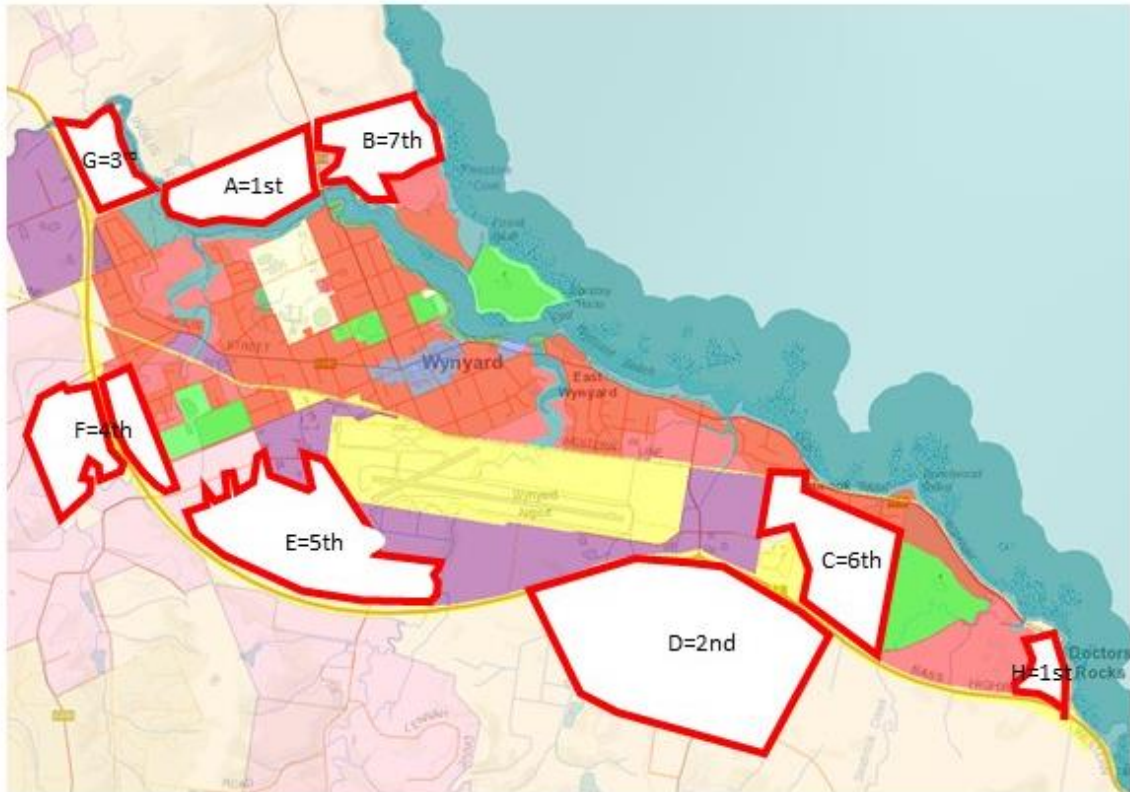


Locational assets



Summary & overall ranking

Summary & overall ranking



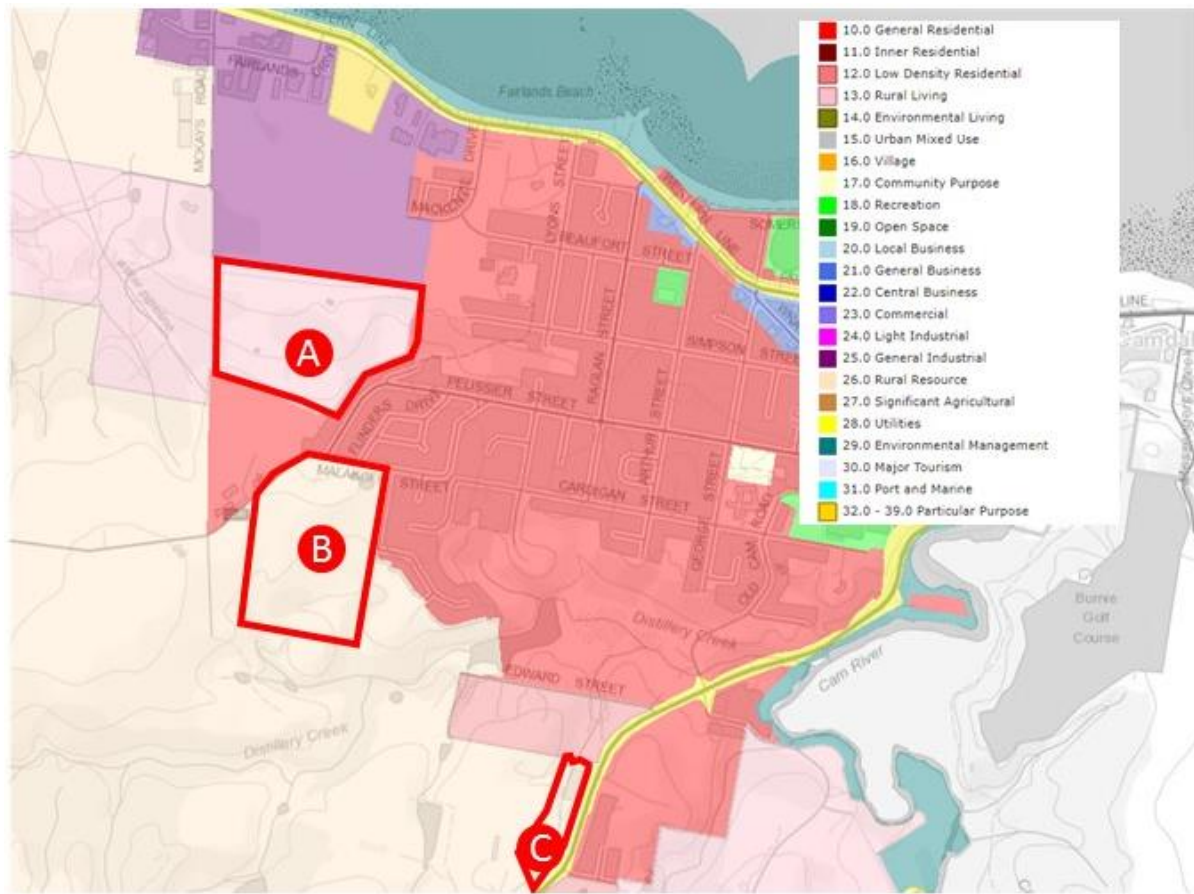
Somerset

This section considers three different candidate areas for 'upzoning' to accommodate further development and identify existing anomalous zoning.

These sites were shortlisted from those that have been identified by officers and by landowners who have inquired about possibly developing their land and are contiguous with an existing town or village zone or are within 1km of such a zone.

The tests for site suitability consider the typical requirements of land zoned General Residential and Rural Living as these are the two land uses that the analysis of supply and demand revealed may be appropriate in this area..

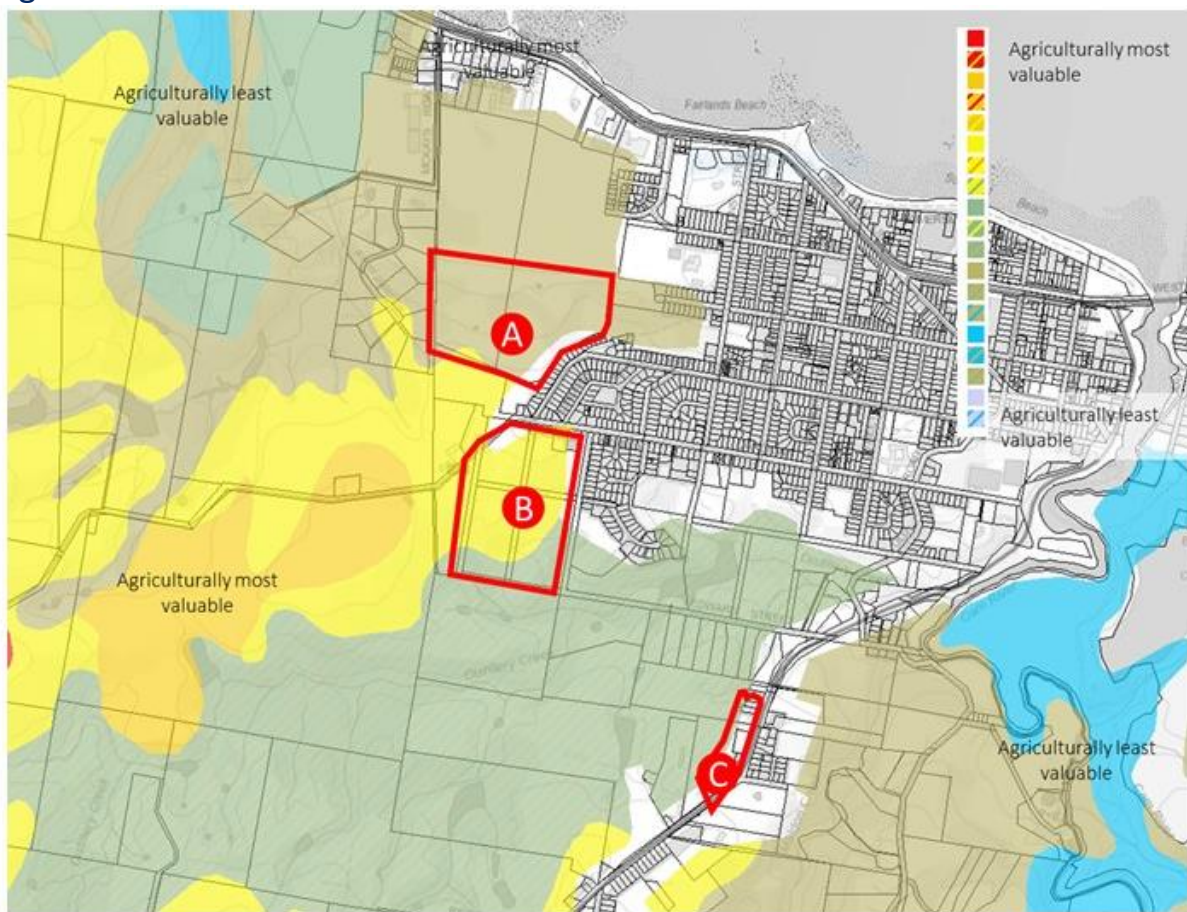
Somerset zoning and areas of investigation



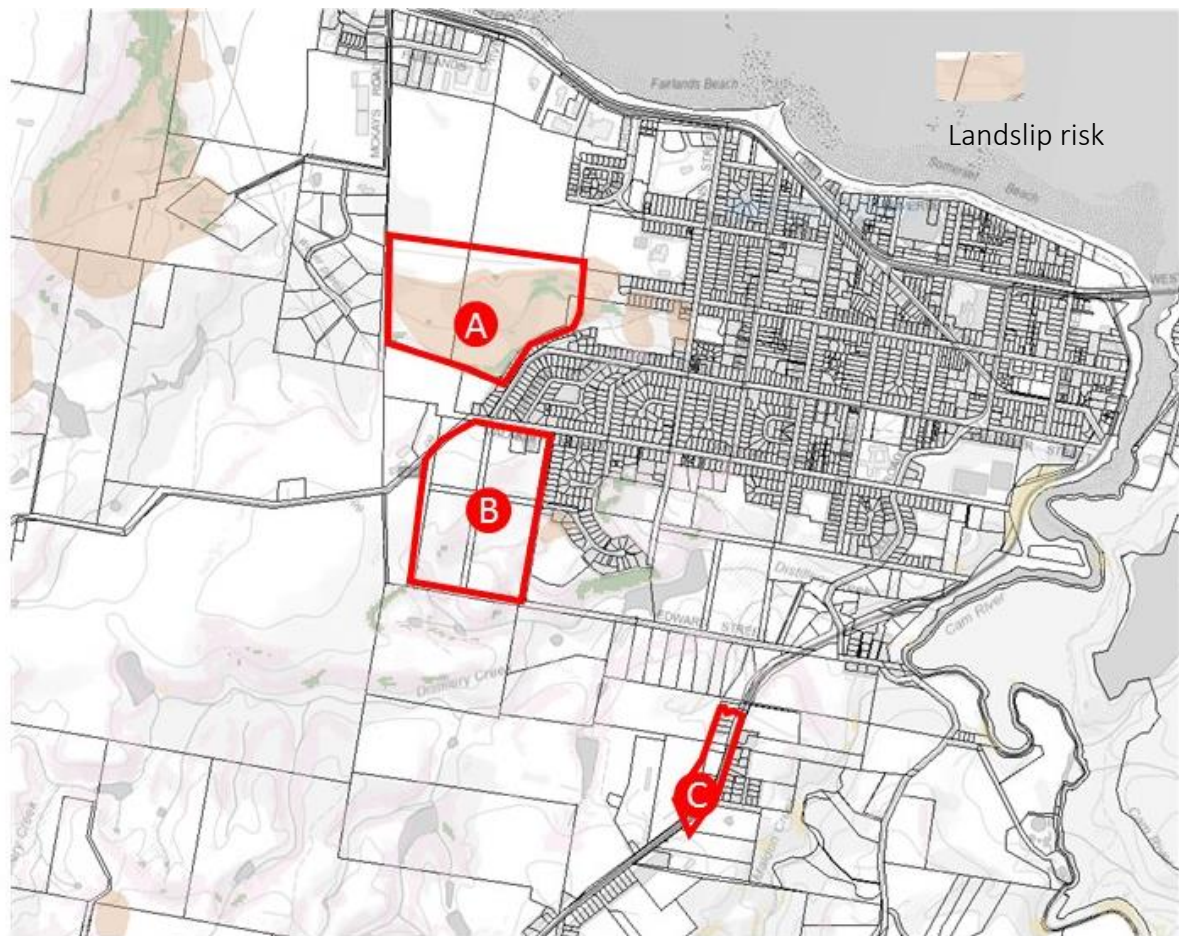
Areas of investigation

- A** McKays Road
- B** Ramsden Street
- C** Murchison Highway

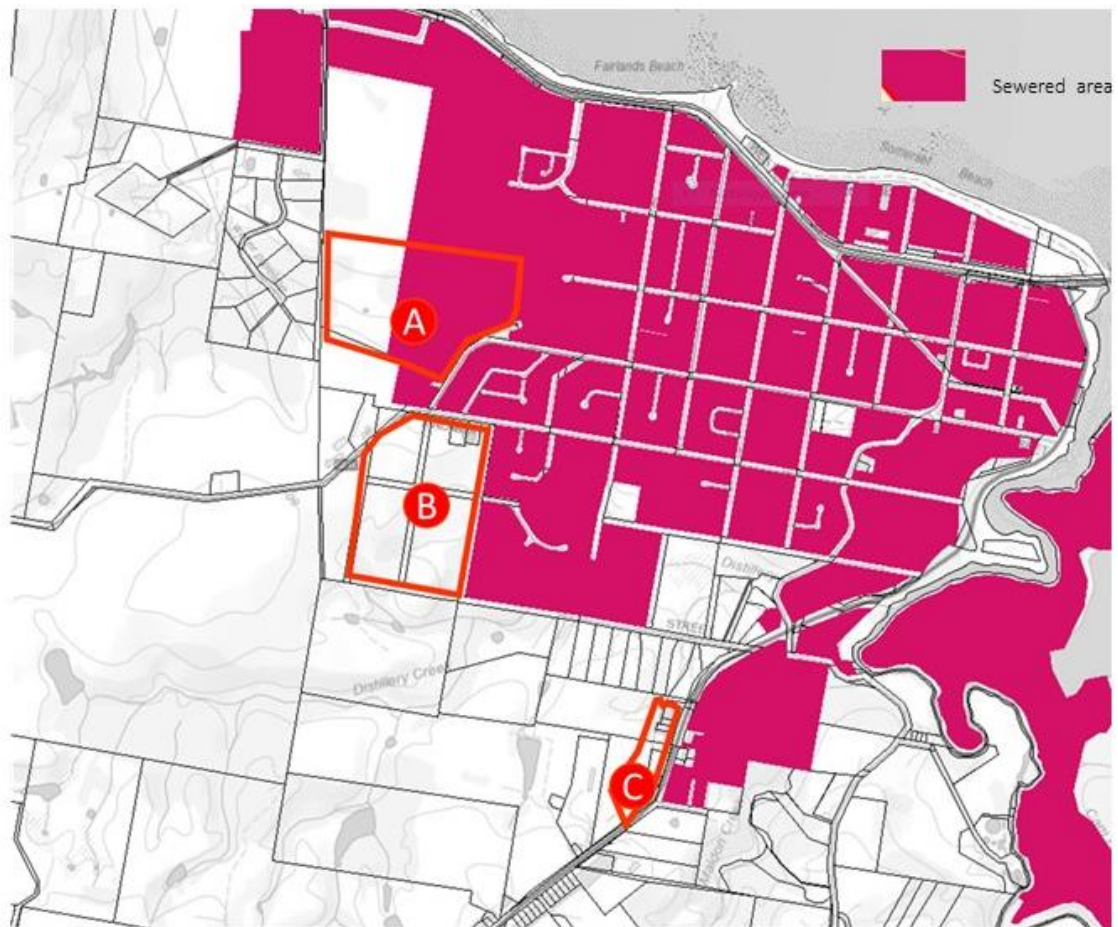
Agricultural value



Landslip risk



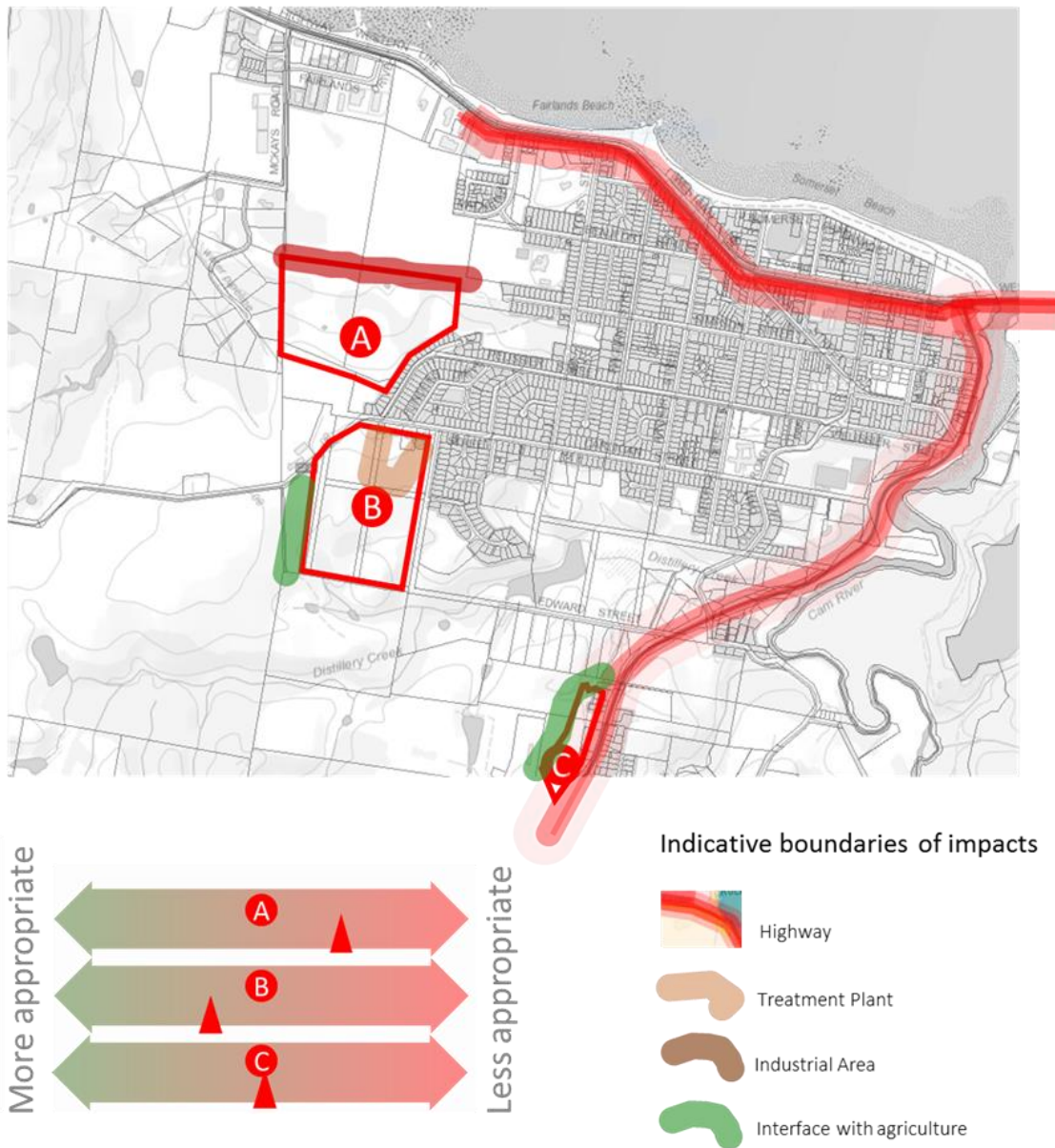
Sewer serviced area



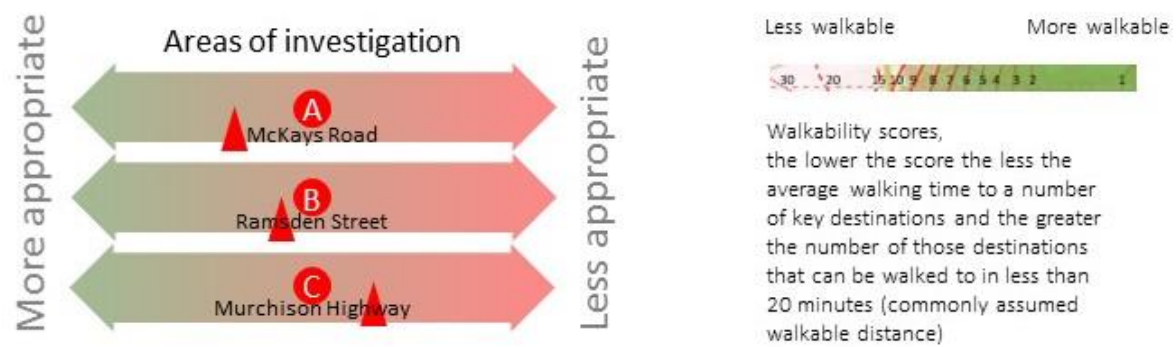
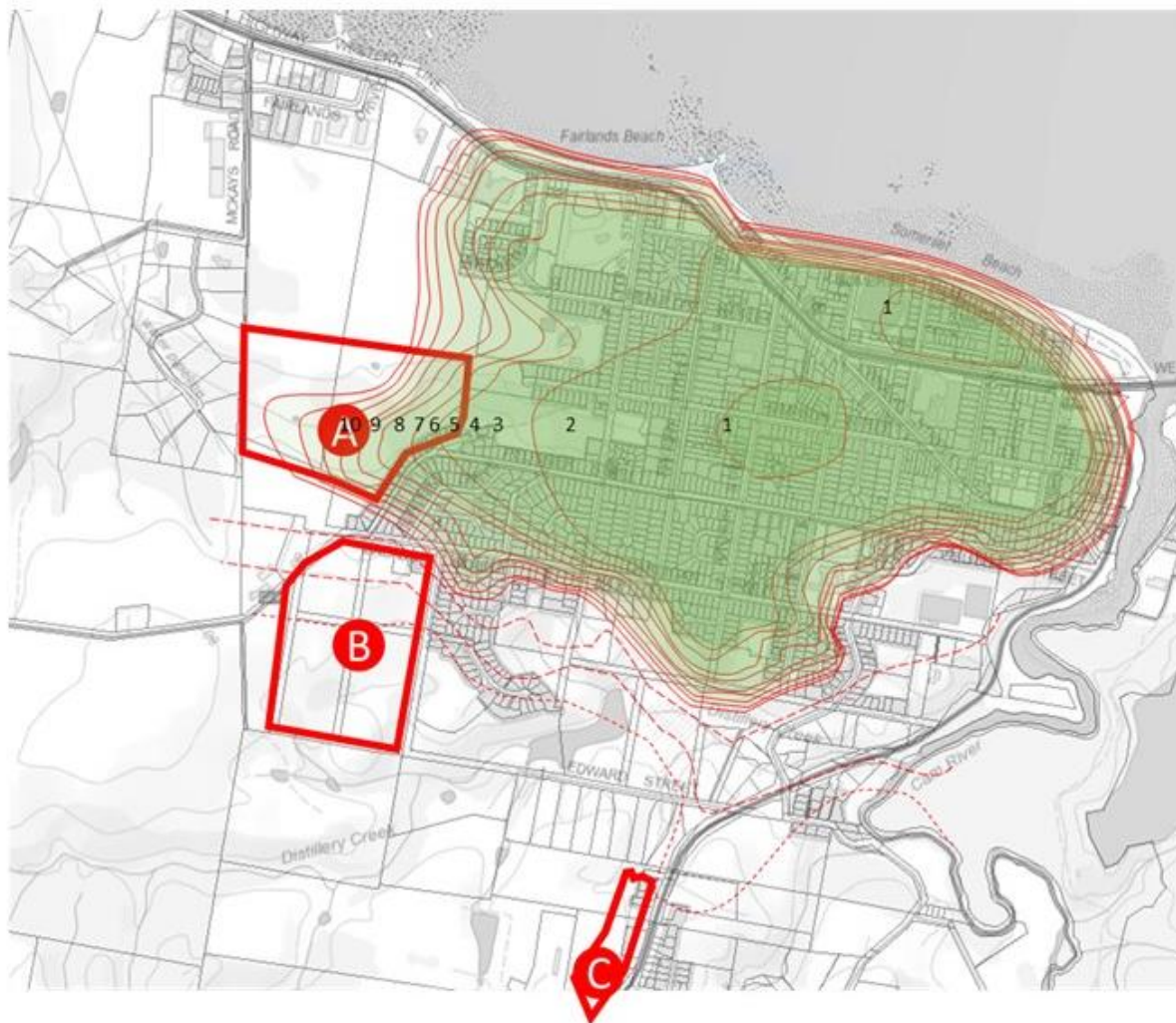
Water serviced area



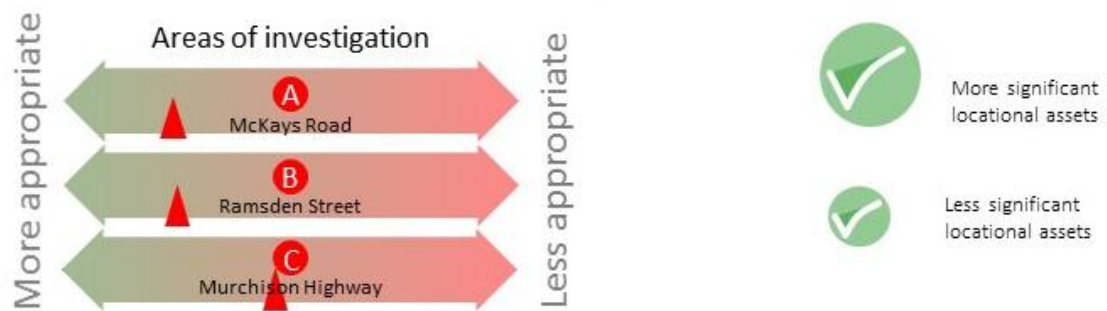
Sensitive interfaces



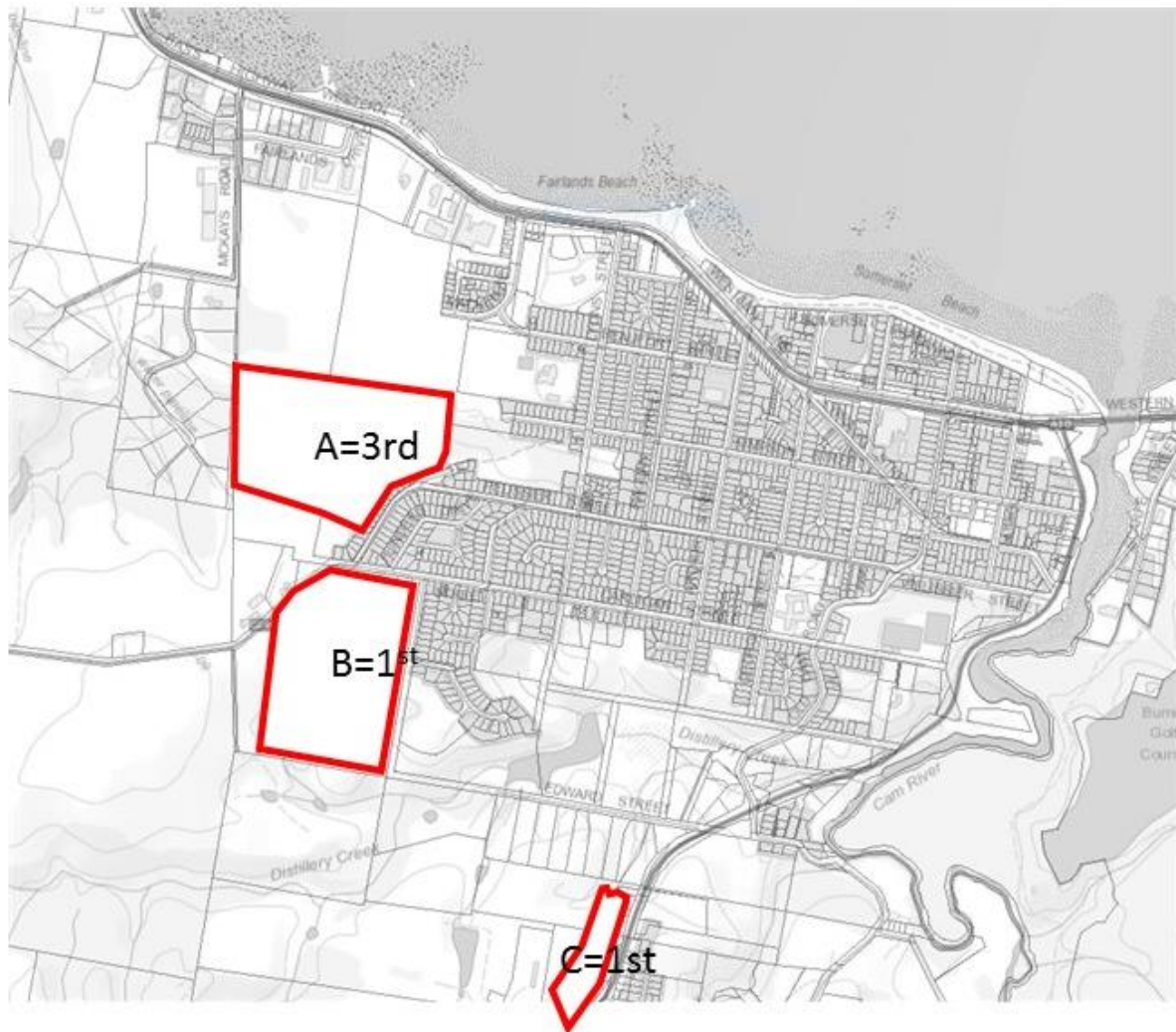
Walkability

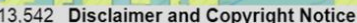


Locational assets



Summary & ranking





Rural Living Zone

The rate of development in the Rural Living Zone clusters suggests there is 16 years supply within the existing zoned land. This is within the 10-20 year timeframe outlined by LUPAA.

Further rezoning are only required to provide a margin of error to provide for the emerging increases in demand for this land use that real estate agents have observed.

The principles outlined in the Settlement Strategy and the imperative to avoid isolated development suggest RLZ land should be located adjacent to existing settlements.

This appendix relies on the analysis of Somerset and Wynyard above to consider the most appropriate land to accommodate development.

