To implement the draft concept plan in a future City Plan update, two zoning options have been considered.

**Option 1** (recommended): Emerging community zone

This option involves including future development areas in the Emerging community zone, together with a Conceptual Land Use Map. It is recommended that those areas currently in the Rural zone without urban development opportunities remain in the Rural zone.

The reasons for recommending the Emerging community zone include:

- The Emerging community zone purpose is the best fit for zoning of residential greenfield land. The purpose of the Emerging community zone code is to:
  
  (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future;
  
  (b) manage the timely conversion of non-urban land to urban purposes; and
  
  (c) prevent or discourage development that is likely to compromise appropriate longer term land use.

- The boundary of suburban and greenspace areas can be subject to refinement through the planning assessment process, following consideration of more detailed site based technical assessments.

- The Emerging community zone requires residential development to be impact assessable ensuring development proposals have consultation with adjacent property owners. This assists to ensure development integrates with adjacent sites and does not prejudice development opportunities.

- The Emerging community zone provides flexibility and requires development to establish its own built form parameters based on site characteristics. For example lot sizes, setbacks, and distribution of dual occupancy/multiple dwellings.

**Option 2**: Low density residential, Rural, Rural residential and Open space zones to reflect the precinct intents.

This option involves including suburban neighbourhoods in the Low density residential zone; local recreation park and some greenspace network (key watercourses) as Open space zone; and retaining existing zones over private greenspace (Rural and rural residential zones). This option is not recommended for the following reasons:

- Precise boundaries need to be defined to zone areas for Open space and Low density residential. As such, these boundaries should be refined or confirmed through the planning assessment process, following consideration of more detailed site based technical assessments.
The Low density residential zone enables code assessable subdivision with a minimum lot size of 600m². This minimum lot size is not appropriate for some constrained parts of the Investigation Area and is too large for areas where greater density is envisaged. This could influence a developer’s decision to keep lots larger to avoid impact assessable development, resulting in underutilisation of infrastructure.

The Low density residential zone does not enable design flexibility e.g. ability to group multiple dwellings / dual occupancy development on lower constrained land, increased setbacks to address site constraints etc.