

Key message of EPIC's response to Garden Village AAP Preferred Options Paper, October 2019

The AAP is an integrated and forward-looking document containing most if not all of the responders' desired aims, objectives, principles and policies. Moreover, much of the commentary and core objectives reflect the views expressed by EPIC, GreenTEA and others in the community. Our comments below relate to specific policies and the need for enforceable standards.

However laudable the general approach, there must be strong enforcement. The generalities must be translated into measurable criteria that can be tested and, thereby, enforced. The District Council must have the will and capability to ensure compliance with the AAP. The landowners and developers will resist many of the provisions affecting their profit – inter alia, the amount and cost of non-market housing and carbon neutral buildings (homes, institutional and commercial buildings).

We support the principle of a statutory AAP, and therefore of enforceable policies and objectives, subject to:

- the policies and objectives being testable, preferably by numerical and/or explicit criteria (the planning applications and, subsequently, the actual development must be capable of robust testing and, if necessary, refutation and rejection); and
- WODC having the resources, capability and will to enforce the statutory objectives, policies and criteria.