

## Appendix B: Zone Application Framework

Zone	Zone Mapping Guidelines
General Residential	<p>Apply to standard urban residential areas where the following exists:</p> <ul style="list-style-type: none"> <li>• predominantly residential use;</li> <li>• existing residential areas developed to suburban densities which are not targeted for higher densities that:               <ul style="list-style-type: none"> <li>- have the full range of infrastructure services (e.g. reticulated water and sewer); or</li> <li>- are currently not serviced by reticulated water or sewer infrastructure where there is a formal commitment from the water and sewer authority to service the area within a period of not greater than 10 years; and</li> </ul> </li> <li>• future residential areas that have been identified as appropriate for green-field residential development and where detailed structure/precinct plans have been developed and approved.</li> </ul> <p>Avoid land highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land to suburban densities, except where those issues have been taken into account and appropriate management put into place during the rezoning process.</p>
Inner Residential	<p>Apply to urban residential areas that are targeted for higher density development where the following exists:</p> <ul style="list-style-type: none"> <li>• full reticulated infrastructure services;</li> <li>• areas of intense residential activity with excellent access to high frequency public transport services;</li> <li>• proximity to activity centres with a range of services and facilities; and</li> </ul>

**Commented [SM1]:** May need to revisit – see comments against the Low Density Residential Zone

**Commented [SM2]:** Policy developed by the TPC in assessing the interim planning schemes. This policy was communicated to the councils.

	<ul style="list-style-type: none"> <li>• along high frequency public transport corridors.</li> </ul> <p>Avoid land that is highly constrained by hazards, natural or cultural values or other impediments to developing the land to higher densities.</p>
Low Density Residential	<p>Apply to urban residential areas where the following exists:</p> <ul style="list-style-type: none"> <li>• residential areas with large lots that cannot be developed to higher densities due to infrastructure, landscape or environmental constraints, and where such constraints are unlikely to be removed in the future;</li> <li>• small, residential settlements without the full range of reticulated infrastructure services (e.g. water and sewer); and</li> <li>• existing low density residential areas characterised by a pattern of subdivision specifically planned to provide for such development, and where there is no desire to encourage development at higher densities.</li> </ul> <p>The zone should not be applied to land that is targeted for greenfield development unless constraints (e.g. infrastructure, landscape or environmental) have been identified that impede the area being developed to higher densities.</p>
Rural Living	<p>Apply to very large-lot residential areas, where existing and desired use is a mix between residential and lower order rural (hobby farming).</p> <p>The zone should not be applied to land that is:</p> <ul style="list-style-type: none"> <li>• suitable or targeted for future greenfield urban development;</li> <li>• covered by large areas of native vegetation (see Environmental Living Zone); or</li> <li>• identified for commercial agricultural production (see Agriculture Zone).</li> </ul>
Environmental Living	<p>Apply to very large-lot residential areas, where existing and desired use is a mix between residential and lower order rural (hobby farming) where the following exists:</p>

**Commented [SM3]:** The broad application of the Low Density Residential Zone may lead to conflicting uses where it is applied to large lot residential area.

**Commented [SM4]:** Mapping to this effect may become available through the future work

	<ul style="list-style-type: none"> <li>containing large areas native vegetation which is not reserved, protected or identified as desirable for protection but nevertheless contributes to overall biodiversity or landscape values; and</li> <li>where a low level of residential development and associated minor impacts on such values (including subsequent vegetation clearance) is considered acceptable subject to management or already exists.</li> </ul> <p>The zone should not be applied to land that is:</p> <ul style="list-style-type: none"> <li>suitable or targeted for future greenfield urban development;</li> <li>identified with significant landscape or scenic values (see Environmental Management Zone);</li> <li>not always suitable or desirable for residential use and development (see Rural Zone or Environmental Management Zone); or</li> <li>identified for agricultural production (see Agriculture Zone).</li> </ul>
Urban Mixed Use	<p>Apply to urban areas where there is a genuine mix of uses and neither residential nor commercial activity predominates, or where this pattern is identified as desirable and where the following exists:</p> <ul style="list-style-type: none"> <li>full reticulated infrastructure services;</li> <li>along high frequency public transport corridors;</li> <li>Areas of intense activity with excellent access to high frequency public transport services; and</li> <li>proximity to activity centres with a range of services and facilities.</li> </ul> <p>The zone should not be applied to:</p> <ul style="list-style-type: none"> <li>commercial strips where commercial and retail activity is dominant (see business zones); or</li> <li>residential areas where residential use is dominant (see residential zones)</li> </ul>
Village	Apply to land where there is an unstructured mix of residential and business uses in a town or village. The

**Commented [SM5]:** Mapping to this effect may become available through the future work

	<p>full range of reticulated service may or may not be available. The Zone may cover either:</p> <ul style="list-style-type: none"> <li>• an entire settlement where the settlement is relatively small and no clear town centre exists or is desired to exist; or</li> <li>• part of a settlement where the town centre is distinct from surrounding use patterns and a high degree of use mix exists or is desired in the centre (otherwise refer to Local Business Zone). The remainder of the settlement may be zoned either General Residential or Low Density Residential dependent on the characteristics of the settlement.</li> </ul> <p>The zone should not be applied to settlements that have a distinct town centre and where a genuine mix of uses does not exist or is not desired.</p>
Central Business	Apply to land that provides or is desired to provide for the concentration of the higher-order commercial, business, community and administrative functions, within Tasmania's primary activity centres that service the entire State or region.
General Business	Apply to land that provides or is desired to provide for the commercial, business, community and administrative functions within Tasmania's main suburban and rural activity centres.
Local Business	<p>Apply to land that provides or is desired to provide for the commercial, business, community and administrative functions within local shopping strips or town centres for smaller settlements.</p> <p>The zone may be used for local shops in residential areas, or contained within the corresponding residential zone for small-scale local shops.</p>
Commercial	<p>Apply to land that provides or is desired to provide for the commercial, service industry or large floor area retail needs of the community where requiring high levels of vehicle access and car parking for customers.</p> <p>The spatial application of this zone must ensure that use and development does not compromise the viability of the Activity Centre hierarchy. The zone should not be applied to land identified for industrial purposes.</p>
Light Industrial	Apply to land in discrete areas within towns or urban environments that predominantly provide for serviced based industries servicing local or regional needs.

General Industrial	<p>Apply to land that provides, or is desired to provide, for a range of medium and higher impact processing, manufacturing, servicing, storage and distribution uses. These are likely to include large industrial operations with real or potential impacts within and outside of the immediate area.</p> <p>Ideally this zone should not directly adjoin land zoned for residential purposes unless separated through physical buffers such as a major road and to address existing land use situations.</p> <p>Land in this zone must have good accessibility to major freight transport routes and other infrastructure (e.g. electricity, ICT, water, sewerage).</p>
Rural	<p>Apply to land in non-urban areas where commercial agricultural use is constrained or limited due to topography, natural values or other such constraints, and where residential use and development is not always desirable.</p> <p>The zone should not be applied to land that is:</p> <ul style="list-style-type: none"> <li>• identified for commercial agricultural production (see Agriculture Zone); or</li> <li>• land with significant environmental values (see Environmental Management Zone).</li> </ul>
Agriculture	<p>Apply to land identified for commercial agricultural production. This zone is to capture the agricultural land subject to the <i>State Policy on the Protection of Agricultural Land 2009</i>.</p>
Utilities	<p>Apply to land that is used for major utilities infrastructure including:</p> <ul style="list-style-type: none"> <li>• major local and State roads;</li> <li>• future road corridors for major local and State roads;</li> <li>• energy production facilities (power stations) and major substations;</li> <li>• sewerage treatment plants;</li> <li>• water storage facilities (i.e. dams and reservoirs);</li> </ul>

**Commented [SM6]:** Mapping to this effect may become available through the future work

	<ul style="list-style-type: none"> <li>• rail corridors; and</li> <li>• airports.</li> </ul> <p>Minor and underground utilities should be accommodated within the surrounding zone in which they are located.</p>
Environmental Management	<p>Apply to land:</p> <ul style="list-style-type: none"> <li>• containing significant natural, cultural or aesthetic values, including: <ul style="list-style-type: none"> <li>- public land reserved under the <i>Nature Conservation Act 2002</i>;</li> <li>- public land within the Tasmanian Wilderness World Heritage Area;</li> <li>- significant public riparian or coastal reserves;</li> <li>- land seaward of the low water mark, excluding areas more relevant to other zones (e.g. Port and Marine Zone);</li> <li>- RAMSAR sites; or</li> <li>- private land within significant values; or</li> </ul> </li> <li>• with a significant likelihood of risk from natural hazards (e.g. coastal erosion, storm surge, landslip, flooding).</li> </ul>
Major Tourism	<p>Apply to land that is used or identified for major tourism developments which contain a range of facilities which, due to their scale and complexity, are best managed through a specific tourism zoning.</p> <p>The zone should not be applied to sites that:</p> <ul style="list-style-type: none"> <li>• contain a single use (e.g. visitor accommodation); or</li> <li>• small-scale sites that are more appropriately managed through an alternate zoning.</li> </ul>
Port and Marine	<p>Apply to land adjacent to water that is used for major port and marine activity, including proclaimed wharf areas as described under section 20(12) of the <i>Land Use Planning and Approvals Act 1993</i>.</p>
Community Purpose	<p>Apply to land that provides or is desired to provide for key community facilities and services and social</p>

	<p>infrastructure, including schools, tertiary institutions, medical centres, hospital services, community halls, and emergency services where located outside Activity Centres or where the preservation of such land for long term community use has local strategic importance.</p> <p>Community facilities and services contained within the activity centres can be included within the relevant business zoning where appropriate. Major facilities with unique characteristics may need to be contained with a unique zoning (see Particular Purpose Zone).</p>
Recreation	Apply to land that is, or desired to be used for active or organised recreational purposes such as sporting grounds and facilities, and golf courses.
Open Space	<p>Apply to land that is intended to meet the broader community's open space needs by providing for predominantly passive recreational opportunities, but may also have other natural and cultural values.</p> <p>The zone should not be applied for land with significant natural values (see Environmental Management Zone).</p>
Particular Purpose	<p>Apply to land that provides major facilities or sites which require a unique tailored approach to both use and development standards.</p> <p>Potential examples include the University of Tasmania Sandy Bay Campus, Royal Hobart Hospital.</p>