

ATTACHMENT E1

Zone translation table

Kingborough draft Local Provisions Schedule

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Zone translation table

SPP Zone	Guideline No. 1 criteria	Translation from KIPS 2015 to Kingborough draft LPS
General Residential Zone 8.0		Like for like apart from: <ul style="list-style-type: none"> • Blackmans Bay (Blowhole Rd, Talone Rd, Powell Rd)
Low Density Residential Zone 10.0		Like for like apart from: <ul style="list-style-type: none"> • Tyndal Road locality immediately north of Kingston – changed to Landscape Conservation • Electrona to GR • Snug to GR • Margate to GR • LDR to Rural Living south of Middleton • LDR to Rural Living in Gordon for township • Killora to RL • Church Road, South Bruny to RL • Great Bay to RL • Lunawanna to RL • One parcel south of Kettering to Rural Living • 1 parcel south of Kettering to RL • Gordon to RL
Rural Living Zone 11.0 A,B,C,D - Translation from Rural Living Zone, Environmental Living Zone and Rural Resource	<p><i>RLZ 1 The Rural Living Zone should be applied to:</i></p> <p><i>(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or</i></p> <p><i>(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.</i></p> <p><i>RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</i></p> <p><i>(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or</i></p>	<p>Like for like with the addition of the following:</p> <p><i>Changes from EL to RL:</i></p> <ul style="list-style-type: none"> • Rural Living extended over previously zoned EL land in the vicinity of Leslie Vale • small lots south of Gordon from EL to RL • small changes west of Kettering • small changes west of Margate from EL to RL • small change west of Kingston Golf Course from EL to RL • smaller lots at North Bruny (Wisbys Rd area) converted from EL to RL • Smaller lots zoned EL to RL around Apollo Road, North Bruny • Small lots zoned EL to RL around Simpsons Bay Rd • EL zoned to RL surrounding Adventure Bay <p><i>Changes from RR to RL:</i></p> <ul style="list-style-type: none"> • Rural Living extended for township of

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	<p><i>(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.</i></p> <p><i>RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on :</i></p> <p><i>(a) a reflection of the existing pattern and density of development within the rural living area; or</i></p> <p><i>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p> <p><i>RLZ 4 The Rural Living Zone should not be applied to land that:</i></p> <p><i>(a) is suitable and targeted for future greenfield urban development;</i></p> <p><i>(b) contains important landscape values that are identified for protection and</i></p> <p><i>(a) conservation, such as bushland areas, large areas of native vegetation, or areas of</i></p> <p><i>(b) important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</i></p> <p><i>(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent</i></p>	<ul style="list-style-type: none"> ○ Leslie Vale ○ Allens Rivulet ○ Margate ○ Oyster Cove <p>over previously zoned Rural Resource.</p> <ul style="list-style-type: none"> ● Approx 6 parcels of land at Dennes Point zoned from RR to RL ● Smaller RR lots zoned to RL around Simpsons Bay Rd ● A few foreshore properties at Gordon
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	<i>with the relevant regional land use strategy and endorsed by the relevant council.</i>	
Village Zone 12.0		All like for like
Urban Mixed-Use Zone 13.0		Like for like except for: <ul style="list-style-type: none"> • Changes made to the location of UMZ around the Kingston Park site. Replacement with the Inner Res zone for a part and removal of the Central Business Zone • UMZ zone replaced with Local Business zone at Kingston Green
Local Business Zone 14.0		Like for like
General Business Zone 15.0		Like for like except for: <ul style="list-style-type: none"> • CB zoned to GB for central Kingston area
Commercial Zone 15.0		Like for like
Light Industrial Zone 18.0	<p><i>LIZ 1 - The Light Industrial Zone should be applied to land where there are likely to be minimal off-site impacts.</i></p> <p><i>LIZ 2 - The Light Industrial Zone should not be applied to individual, isolated industrial uses, unless:</i></p> <p><i>(a) they are a use, or are of a scale, that is more appropriate for the Light Industrial Zone and there is a strategic intention to maintain the use;</i></p> <p><i>or</i></p> <p><i>(b) there is a strategic intention to expand the existing industrial area in this locality</i></p> <p><i>(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</i></p>	Like for like except for: <ul style="list-style-type: none"> • 1 parcel of land at Waterworth Drive, Margate (PID 5784748) zoned from LI zone to EM zone.
General Industrial Zone 19.0		No GI land zoned in Kingborough
Rural Zone 20.0 & Agriculture Zone 21.0 – Translation from Rural Resource Zone	<p><i>RZ 1 - The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within</i></p>	Rural Resource zone to Rural Zone except for: <p><i>Ag zone of previously zoned RR land at:</i></p> <ul style="list-style-type: none"> • Maddocks Rd, Kingston

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	<p><i>the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.</i></p> <p><i>RZ 2 - The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.</i></p> <p><i>RZ 3 - The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:</i></p> <p><i>(a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;</i></p> <p><i>(b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;</i></p> <p><i>(c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;</i></p>	<ul style="list-style-type: none"> • North of Margate (Brookfields area) • In two locations at Sandfly • Two parcels at Howden • Two areas to the west and south of Woodbridge • Two areas north and south of Middleton <p><i>Rural Zone of previously EL zoned land</i></p> <ul style="list-style-type: none"> • Small area west of Middleton • Area south west and west of Woodbridge • Area south west of Snug • Area south west of Kettering • Areas northwest of Margate • Land west of south Kingston <p>Note: Bruny Island went largely from RR to Rural except for the occasional parcel that went to LC.</p>
<p>Landscape Conservation Zone 22.0 - Conversion from Rural Resource Zone</p>	<p><i>LCZ 2 The Landscape Conservation Zone may be applied to:</i></p> <p><i>(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;</i></p> <p><i>(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or</i></p> <p><i>(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation</i></p>	<ul style="list-style-type: none"> • large parcel of land in Leslie Vale • small area near Lower Longley • small parcels far west of Kettering • some parcels near Sandfly

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	<p><i>of landscape values.</i></p> <p><i>LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.</i></p>	
Landscape Conservation Zone 22.0 - Translation from Environmental Living Zone	As above	All land zoned EL zoned to LC, except for some conversions above to Rural or Rural Living.
Environmental Management Zone 23.0	<p><i>EMZ 1 - The Environmental Management Zone should be applied to land with significant ecological, scientific, cultural or scenic values, such as:</i></p> <p><i>(a) land reserved under the Nature Conservation Act 2002;</i></p> <p><i>(b) land within the Tasmanian Wilderness World Heritage Area;</i></p> <p><i>(c) riparian, littoral or coastal reserves;</i></p> <p><i>(d) Ramsar sites;</i></p> <p><i>(e) any other public land where the primary purpose is for the protection and conservation of such values; or</i></p> <p><i>(f) any private land containing significant values identified for protection or conservation and where the intention is to limit use and development.</i></p>	<p><i>Like for like except for:</i></p> <ul style="list-style-type: none"> • Strip of land along Sandfly river (near Leslie Vale) zoned from RR to EM • Large area zoned to EM from a mix of EM and EL • Small Council owned land throughout the municipality that act as habitat corridors between large reserves.
Major Tourism Zone 24.0		Not used in Kingborough
Port and Marine Zone 25.0		Like for like
Utilities Zone 26.0		<p>Like for like except for:</p> <ul style="list-style-type: none"> • Parcel of land zoned RR zoned to Utilities (30 flowerpot Jetty Road, Flowerpot – PID 2914076) Is this right? • Minor casement changes
Community Purpose		Like for like

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Zone 27.0		
Recreation Zone 28.0		Like for like
Open Space Zone 29.0		Like for like except for: <ul style="list-style-type: none"> • Zoning from EL to Open Space at Huon Road, Longley
Future Urban Zone 24.0		Like for like with the addition of: <ul style="list-style-type: none"> • Land zoned Rural Resource zoned to Future Urban (immediately south of Margate township) • One parcel zoned Rural Resource to Future Urban in Snug (PID 2966810)