

APPENDIX 4

Land Use Definitions

Land uses are defined below in the left hand column with the planning intent for each in the right hand column.

1 Residential Land Use	
1.1 Detached residential	
Primary structures intended for occupancy by a single family. Located on a separate lot or parcel from any other structures intended for the same use and not sharing any common structural elements with any other structure intended for occupation by another family.	<ul style="list-style-type: none"> Residential densities and dwelling types should be achieved by providing a wide range of lot sizes and building forms providing more housing choice.
1.2 Semi-detached Residential	
Primary structures intended for occupancy by more than one family, including duplexes, townhouses and other multi-family structures.	<ul style="list-style-type: none"> Semi-detached housing such as retirement complexes are encouraged to be located close to town and neighbourhood centres, and to incorporate denser components to achieve sufficient yield on relatively small sites. In some cases, they may be shared by the broader community, and be located to form the core of the neighbourhood centre.
1.3 Row / Terrace Housing	
Built form sharing common structural elements including single and multi-storey row and terrace housing located on a single lot or parcel of land intended for occupation by more than one family and other multi-family structures.	<ul style="list-style-type: none"> Located within 800m of the town centre or of public transportation node and providing direct access to amenity such as parks and open space.
1.4 Lifestyle Blocks	
Detached residential development located on small rural subdivisions, typically over two hectares in size.	<ul style="list-style-type: none"> Reduce impermeable surfaces Limited to designated areas within the District
1.5 Rural Residential	
Residential development suitable for rural residential areas.	<ul style="list-style-type: none"> Future rural residential development will be limited to existing designated rural residential areas.
1.6 Bach	
Self contained lot or parcel typically separate from any other structures. These are typically occupied for only part of the year.	<ul style="list-style-type: none"> Self-servicing lots located within 800m of an existing villages or hamlets
2 Group 1 Business: Industrial Land Use	
2.1 Heavy Industry	
Include business sectors of manufacturing, construction, wholesale trade, transport and storage. Typically requiring large land parcels located with good motorway or arterial road access. This will attract retail supportive of these activities.	<ul style="list-style-type: none"> Industrial land should be developed in such a way that minimizes potential conflicts with surrounding land uses and minimizes damage to the natural environment. The type of development included in industrial uses will typically have extensive exterior movement of vehicles and goods. The heavier the intensity of these uses will require imposing strict measures to control adverse environmental and visual impacts. Heavy industry uses are strongly discouraged within urban centres
3 Group 2 Business: Retail / Commercial Land Use	
3.1 Local Centre Retail	
Local Centres include retail facilities serving the day-to-day needs of the local community, such as the local dairy, corner store or service station.	<ul style="list-style-type: none"> The provision of additional local centres will need to take into consideration existing Neighbourhood Centre activities and catchment areas, typically within a 400m radius being a five minute walk. In some cases Local Centres can be located on the edge of a local industrial estate providing lunchtime worker trade and supportive merchandise.
3.2 Neighbourhood Centre Retail	

<p>Neighbourhood Centres comprise a wide range of retail, community, educational, health, office, religious and recreational facilities. Generally located in stand-alone building or in small commercial centres and may include hairdressers, convenience stores, pharmacies, restaurants, small clothing stores, small grocery stores and specialty shops.</p>	<ul style="list-style-type: none"> ◦ Retail facilities supporting these areas mainly provide for convenience goods that serve the day-to-day needs of the neighbourhood.
<p>3.3 Town Centre Retail</p>	
<p>Serve as the retail centre for the District focused within the town centre these areas are well served with public parking areas and service lanes. The upgrade of its streetscape has lifted the overall appeal of the town centre.</p>	<ul style="list-style-type: none"> ◦ Main street-fronting retail layouts should predominate, instead of enclosed or parking lot-dominated retail format. ◦ Maintain the quality of the public realm with the street being the main organising element for centre design. ◦ Anchor stores need to be strategically located to support pedestrian flow past smaller specialty stores. ◦ Capitalise on movement flow of passing trade with town centres best located adjoining and visible from (but not on) integrator arterials. ◦ Provide good opportunity for pedestrians to linger
<p>3.4 Large Format Retail</p>	
<p>The location large-format retail needs to be carefully considered to ensure the vibrancy and economic prosperity of the town centre is not compromised and business land required to facilitate economic growth is not compromised. Area provides outlets for large floor space product ranges and bulky items.</p>	<ul style="list-style-type: none"> ◦ Large-format 'bulky goods' or factory outlet-type stores are preferably located with mixed business areas associate with district and regional centres. Careful location and design is imperative to ensure they contribute positively to the centre and do not create low quality 'strip' retail areas. ◦ Large single supermarket-scale retail outlets (generally over 6000 m²) should be restricted unless it can be demonstrated that such centres will not detrimentally effect the provision and location of successful large town centres, or constrain the adequate distribution of neighbourhood centres in walking distance of most residents. <p>Should not compromise strategically located businesses or employment land.</p>
<p>3.5 Commercial Offices</p>	
<p>Low density offices may include businesses such as family dentist's or doctor's clinics, funeral homes, insurance offices, personal services, real estate offices or similar uses. These uses typically have limited parking-lot sizes, building sizes and hours of operations. Offices can accommodate major economic-based corporate employers, with a broad district influence, which may include corporate headquarters and structure with suites for a variety of professional or service offices.</p>	<ul style="list-style-type: none"> ◦ Low-density offices are appropriate in locations where these are supplementary to retail and other mix-uses; located on major arterial or collector routes and public transportation routes; and provide long term parking and visitor parking.
<p>3.6 Mixed-use Residential</p>	
<p>Includes facilities for attached/detached housing with home based trades such as daycare centres, grocery store, personal services, pharmacies, offices, retail, restaurants, specialty store.</p>	<ul style="list-style-type: none"> ◦ Typically located to the perimeter of the town centre provides opportunity for diverse activities to occur particularly those in close proximity to the retail centre. ◦ Retail activity located on ground level. ◦ Special attention should be paid to minimise the visual impact of parking with landscape screening to avoid extensive paving and featureless buildings. ◦ Traffic circulation and access should be carefully planned and managed to facilitate traffic and pedestrian safety.
<p>3.7 Mixed-use Activity Centres</p>	

<p>Activity Centres have a combination of land uses that attract large numbers of people and employment. Different types of Activity Centres identified within the Growth Strategy that may include Light Industry, Office, Retail or a mixture of uses. These include areas where there is opportunity for a mixture of uses to serve as a neighbourhood focal point.</p>	<ul style="list-style-type: none"> ◦ Activity Centre should be unique with various combinations of land uses which should be reserved for high-quality uses that generate high economic returns and employment-related uses for the community. ◦ Special attention should be paid to the architectural quality, and overall site-plan to coordinate access, compatible signage and landscaping. ◦ Traffic circulation and access should be carefully planned and managed so that these areas operate as a coordinated circulation system. ◦ Desired land uses include Office, Local Retail and other employment-intensive uses. Other ancillary uses such as gas stations should be ancillary to these uses.
<p>3.8 Light Industry</p>	
<p>Incorporates areas of assembly, fabrication, warehousing or processing of goods and materials using processes that ordinarily do not create fumes, glare, odours, noise, smoke or health or safety hazards outside of the building in which the process takes place.</p>	<ul style="list-style-type: none"> ◦ Light industrial uses should be limited to uses that have minimal land-use impact on surrounding areas beyond those typically associated with office-related uses.
<p>3.9 Business Parks</p>	
<p>Business parks include a wide range of businesses, like industrial, office, research and development and related ancillary uses, such as cafes. These areas often take the form of a 'campus', in that they incorporate a sense of integration and coordination of uses and a certain quality and character of development</p>	<ul style="list-style-type: none"> ◦ Should be located adjacent to complementary land use activities such as industrial centres, such as the Glenbrook Steel Mill. ◦ Business parks should continue to meet quality standards with regard to site-layout; building configuration, materials, massing and shape and height; signage; parking lot aesthetic and functional design; vehicular and pedestrian circulation; refuse removal; lighting; stormwater management; environmental protection; and other.
<p>4 Productive Land Use</p>	
<p>4.1 Rural production</p>	
<p>Supporting rural production activities, including clusters of rural industries that capitalise on the availability of particular soil types, water, climate or proximity to markets and processing facilities.</p>	<ul style="list-style-type: none"> ◦ Preservation of productive land is an important goal, but this goal should be balanced with respect for the rights of property owners and the potential economic need for owners to sell property for development purposes. ◦ Rural commercial land uses and support businesses are encouraged to exist. Examples of rural commercial uses are commercial nurseries, farm implement sales and supply stores, farmers markets, feed and seed stores and other farm-support businesses. ◦ Areas are managed to protect their function and values.
<p>5 Community Land Use</p>	
<p>5.1 Community Purpose Facilities</p>	
<p>Community purpose facilities include social, health and community facilities such as medical centres, branch library, child-care centres, community hall, police and fire services.</p>	<ul style="list-style-type: none"> ◦ Institutional uses such as churches, post-office branches and schools, should respect the small scale of hamlet's and villages.
<p>5.2 Educational Facilities</p>	
<p>Educational facilities include kindergartens, public and private primary schools and secondary, technical colleges and Universities.</p>	<ul style="list-style-type: none"> ◦ Primary schools preferably located outside neighbourhood centres - preferably midway between two or three neighbourhoods. Secondary schools are preferably located on integrator arterial routes near public transport
<p>6 Parks, Recreation and Open Space</p>	
<p>6.1 Passive Open Space and Parks</p>	

<p>Land utilized for passive recreation which may include, but are not limited to natural preserves, district, neighbourhood and local parks, trails, and playgrounds.</p>	<ul style="list-style-type: none"> ◦ Areas served should be taken into consideration when determining the function and scale of park within the existing context. As a guide area general area schedules include: <ul style="list-style-type: none"> ◦ Small local parks (up to 3000m²) are encouraged for local children's play, for identity and sense of place, and as resting places for elderly or disabled people in appropriate circumstances. ◦ Ensure that the design of subdivisions surrounding parks always results in passive supervision of parklands by residents. Perimeter streets around open space will generally be required. Where a street is not provided, it must be demonstrated that other means will be used to ensure overlooking and surveillance from adjoining development. ◦ Where practical parklands should integrate with the urban water management systems.
<p>6.2 Active Open Space and Parks</p>	
<p>Include formal playing fields, swimming pool, sports centres.</p>	<ul style="list-style-type: none"> ◦ Improves land efficiency through the use of multi-purpose parks (e.g. shared sports fields with schools)
<p>6.3 Outdoor Recreation</p>	
<p>Outdoor recreational activities includes a range of activities undertaken in an open space settings that range from predominantly natural through to rural and urban. Activities include bushwalking, fishing, camping, bike/horse riding.</p>	<ul style="list-style-type: none"> ◦ Balance the use of land for outdoor recreation with other needs such as nature conservation, scenic amenity and catchment protection.
<p>6.4 Environmental Conservation</p>	
<p>Environmental conservation is defined in the Strategy in both Strategic Direction and a land-use category. It includes land that is subject to severe development constraints due to natural conditions, such as hillside slopes and hilltops, or the threat of flooding. It also includes important natural resources, such as areas of significant natural features and landscapes, sensitive ecologies and habitats. It is land that is maintained or restored to a natural state for the purpose of the preservation of passive open space, natural resources or environmental aesthetics.</p>	<ul style="list-style-type: none"> ◦ Conservation areas are maintained and enhanced to ensure land uses and activities within these areas are compatible with protecting and preserving their environmental qualities. ◦ Development is limited or excluded in these areas.
<p>6.5 Landscape/Environmental Corridors</p>	
<p>Linked rural and natural landscapes that separate urban areas, towns and villages, and include inter-regional links such as the coastline and bioregional wildlife corridors.</p>	<ul style="list-style-type: none"> ◦ Landscape/Environmental corridors are maintained and managed as non-urban areas supporting activities that reinforce their natural and rural character.
<p>6.6 Coastal Waters and Foreshore</p>	
<p>Coastal waters, wetlands, dunes and foreshores that form the District's coastal zone.</p>	<ul style="list-style-type: none"> ◦ Coastal and marine resources are protected and managed to facilitate a variety of uses and activities. ◦ Ensure the provision of adequate land to protect, and to provide public access to rivers, creeks, lakes and ocean foreshores.
<p>7 Infrastructure</p>	
<p>7.1 Infrastructure Corridors</p>	
<p>Includes transport, energy, wastewater and water storage and supply infrastructure that is essential to the efficient functioning of the region.</p>	<ul style="list-style-type: none"> ◦ District infrastructure is managed to minimize adverse impacts. Surrounding land uses are managed to ensure continued safe operation.
<p>7.2 Water Sources and Catchments</p>	
<p>Water catchments and groundwater resources.</p>	<ul style="list-style-type: none"> ◦ Land use and development is managed within water storage catchments to protect the quality of receiving waters, storages, delivery channels and ground water.