



échelon
planning

Port Arthur Planning Review

Prepared for Tasman Council
July 2019

Table of contents

1.0 Introduction	3
1.1 Purpose of the review	3
1.2 The study area	4
1.3 Consultation process	5
2.0 Background	6
2.1 Tasman Interim Planning Scheme 2015 and Tasmanian Planning Scheme	6
2.2 Southern Tasmania Regional Land Use Strategy (STRLUS)	7
2.3 Existing Council Strategic Plans and Documents	8
2.4 Current and future trends	9
2.5 Constraints analysis	12
3.0 Port Arthur's current and future role	15
3.1 Tourism and service role	15
3.2 Residential role	16
3.3 Existing zoning	17
3.4 Identification of Land Use Precincts	19
4.0 Recommended zoning	23
4.1 Available zones in new Tasmanian Planning Scheme	24

Project number	2387
Prepared by	LS
Reviewed by	SA
Version	190726 v6

1. Introduction

In this part of the review you'll find a quick snapshot of the Planning Review for Port Arthur, the purpose of undertaking the study, an introduction to the study area and a summary of the consultation process that has occurred.

1.1. Purpose of the review

Tasman Council has engaged Echelon Planning to review and provide recommendations on the zoning of Port Arthur and its surrounds.

The review is undertaken in the context of the transition from the Tasman Interim Planning Scheme (2015) to the Tasmanian Planning Scheme. This transition process provides the opportunity to assess whether the zoning approach facilitates and controls land use in a manner that will meet the current and projected future needs of Port Arthur's residents and visitors. The Tasmanian Planning Scheme, further discussed in section 2.1, implements changes to the structure of the scheme and introduces a suite of new (or slightly amended) zones. It should be noted that this review does not consider or recommend changes to the existing overlays of Port Arthur and its surrounds.

The review acknowledges the recently prepared *Port Arthur Town Streetscape Plan, March 2017* and the *Tasman Peninsula 3-4 Star Accommodation Investment Feasibility and Business Case Study, July 2016* and the respective recommendations put forward in these documents. It also considers the Southern Tasmania Regional Land Use Strategy (STRLUS) and the population and employment figures from Census data.

In addition to the above, the review considers the growth in tourism generated by the Port Arthur Historic Site (PAHS), the Three Capes Walk and other significant tourism generators for the wider region.

The objectives of the review are:

- To outline existing background strategic planning documentation for Port Arthur.
- To analyse existing and future population, tourism trends and employment data.
- To identify land use precincts within Port Arthur.
- To recommend the application of zones from the new Tasmanian Planning Scheme with a view to providing for the future needs of the community and visitors.

1.2. Study area

The review considers an area from the eastern shore of Long Bay from the Lavender Farm at the northern tip down south to Carnarvon Bay, capturing the Port Arthur township area and the Port Arthur Historic Site as shown in figure 1.

The study area for the planning review has been defined through site visits, a review of the existing township's activities and in consultation with Council. In addition this area captures the majority of uses at an increased density when compared to the surrounding rural setting. Detailed discussions of existing land uses are provided in section 3.4.

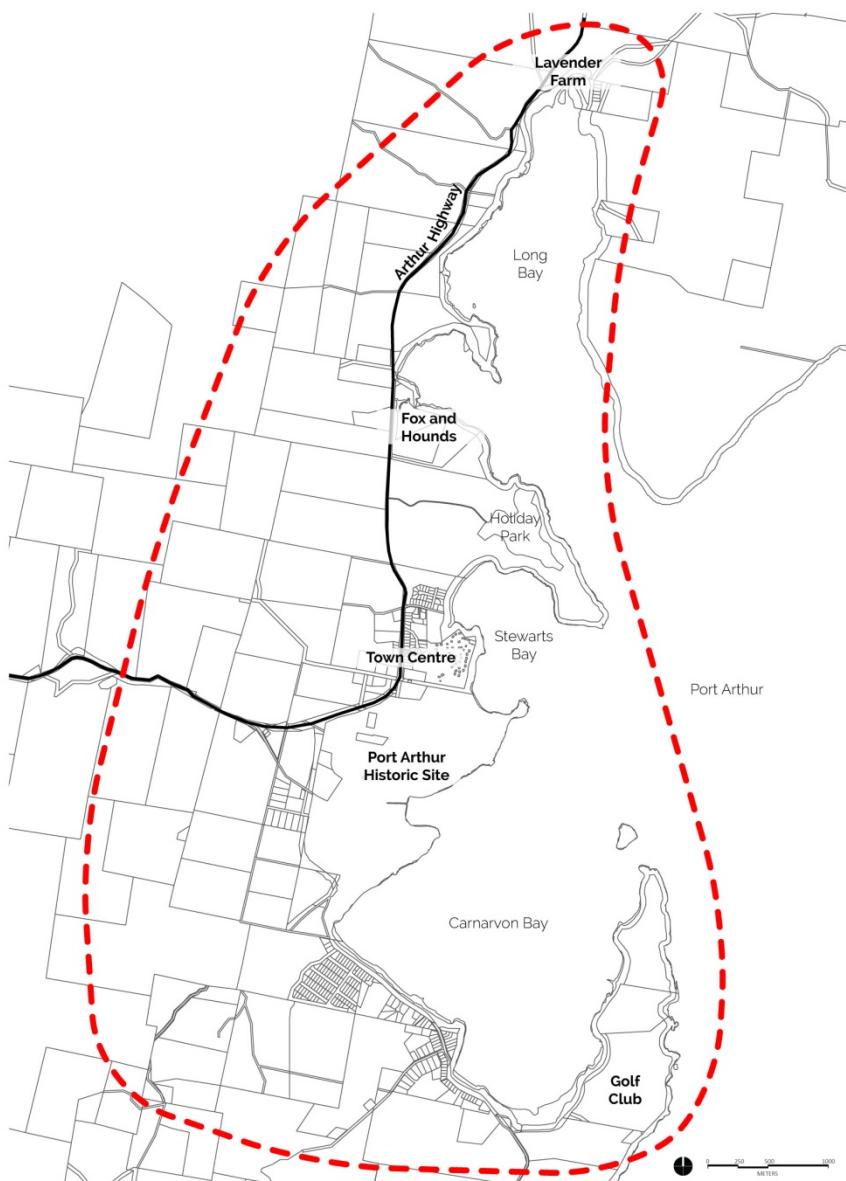


Figure 1 - Study area and study area boundary

1.3. Consultation process

In June 2018 site visits were conducted and meetings with the following agencies were undertaken:

- Tasman Council (Rob Higgins)
- Department of State Growth (Denise McIntyre)
- Destination Southern Tasmania (Kate McCarthy and Alex Heroys)
- Port Arthur Historic Site Management Authority (Jane Harrington)
- Tas Water (Jason Taylor and Damien Devlin)

In addition to the above consultation with government agencies, this review was released for public feedback in February 2019. Two drop-in sessions were held in Port Arthur and Nubeena where project team and Council staff were available to answer questions on the project.

2. Background

In this part of the review you'll find a quick snapshot of the background to the changes in the Tasmanian Planning Scheme and STRLUS, a summary of Tasman Council documents considered for the review and a summary of the opportunities and constraints within Port Arthur study area.

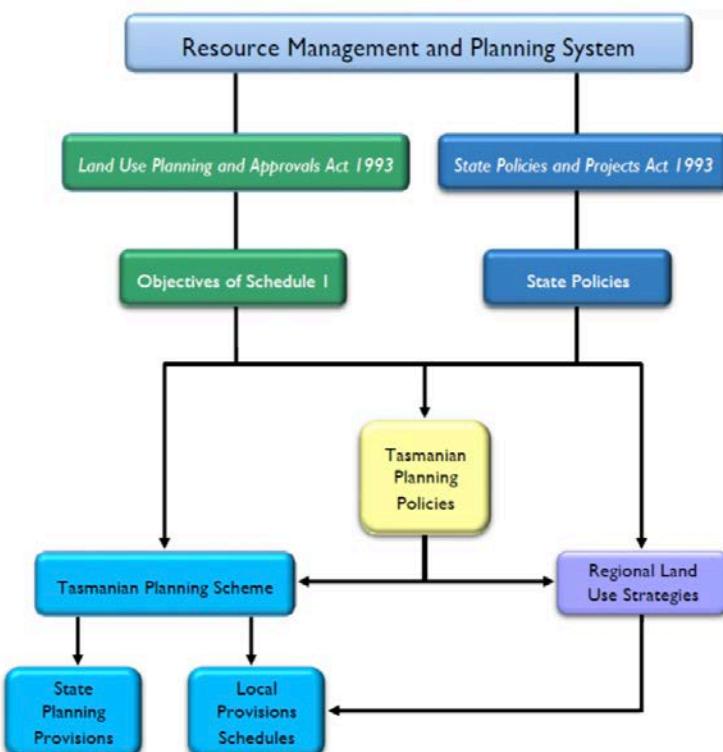
2.1. Tasman Interim Planning Scheme 2015 and Tasmanian Planning Scheme

The Tasmanian Government is introducing a new statewide planning scheme that seeks to improve the consistencies of local planning schemes throughout the state. During this translation process, there is the opportunity to consider future land use needs when transitioning from the older Interim Planning Scheme zones to the new suite of zones.

The Tasmanian Planning Scheme has two key elements being the State Planning Provisions (SPPs) prepared by the State Government, and the Local Provision Schedules (LPSs) which are to be prepared by the individual Councils. The LPSs are to contain the particular purpose zones, specific area plans and site-specific qualifications for each local council area which have been approved for unique sites. The LPSs are to be approved by the independent Tasmanian Planning Commission. The role of the Tasmanian Planning Scheme is within the Resource Management and Planning System outlined in figure 2 below.

As part of the transition from the existing Interim Planning Scheme to the Tasmanian Planning Scheme, there is a need to assess the role of towns that have not been subject of any previous detailed strategic planning work.

Figure 2 - Planning Scheme Structure



2.2. Southern Tasmania Regional Land Use Strategy (STRLUS)

The STRLUS aims to “facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years” (p.1). It provides comprehensive land use policies and strategies for the overall region.

The STRLUS identifies the Port Arthur area as having a *Village* Regional function. A Village is described having a population between 200 and 600 being “predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs” (p.87). Utility connections in Villages typically include electricity but may not extend to water and sewerage. Services available as a minimum include a local convenience shop, newsagent/post office agency and community hall.

The Regional Growth Management Strategy classifies Port Arthur within the Low Growth Category and as having a Mixed Growth Scenario. A Low Growth Category is defined as experiencing less than 10% growth in the number of dwellings when compared to the number of existing dwellings in 2010. Data from the 2011 Census had dwelling numbers calculated at 297, a 10% growth rate would approximately result in 327 dwellings within the Port Arthur area by 2035¹. A Mixed growth scenario is based on the expectation that residential growth will include both infill residential development and some greenfield/fringe development.

The STRLUS also categorises Port Arthur with Specialist Centre status, with the Role defined “to provide for activity of a specialist nature as defined through specific local area or structure plans”. Given no local area or structure plan currently applies to Port Arthur, it is recognised that the centre plays a specialist role in servicing the Port Arthur Historic Site.

Port Arthur is also identified as a settlement which is “subject to seasonal fluctuations in population and which require more detailed local level structure planning to ensure both residential and tourism related growth is managed appropriately having regard to infrastructure, environmental and social issues” (p.90). This planning review provides an analysis of structure planning issues to address this requirement.

More broadly within the Tasman municipality the STRLUS outlines that the higher order servicing needs of Port Arthur’s residents are to be met by the Nubeena/White Beach centre. Nubeena/White Beach is identified as having a Township Regional Function with “prominent town centres providing a number of facilities, some local employment opportunities and convenience shopping” (p.87). It provides supermarket facilities and civic functions to residents of Port Arthur.

¹ 2011 Census Data list dwelling numbers at 297, while 2016 Census data list dwelling numbers at 274, potentially due to a minor boundary re-alignment in the State Suburb Code 2011-SSC60281 and 2016-60508.

2.3. Existing Council Strategic Plans and Documents

Tasman Council Ten Year Strategic Plan 2015-2025

Workshopped in early 2015, the Ten Year Strategic Plan identifies Key Issues facing the Tasman municipality, Council's Vision and Key Focus Areas for the next 10 years. Of particular relevance to the Port Arthur Planning Review are the following:

Issues:

Maintaining our sense of place and purpose.

Providing appropriate resources to support economic development into the future—attracting investment (new and current) into the Municipal Area.

Identifying regional based projects that will also provide benefit to the Tasman Municipal Area.

Ensuring adequate infrastructure and services, including public transport, to cater for recreational and other visitors.

Elements of Council's Vision:

Make Tasman an inspirational place to live and visit.

Improve cultural and recreational opportunities for everyone.

Maximise the attributes of the region.

Provide the opportunity for sustainable growth.

Ensure growth and development is done in balance with the natural and built environment, community and lifestyle expectations.

Increase and facilitate the opportunities for local employment.

Turn our part time residents into full time residents.

Key Focus Areas for the next 10 years:

Manage the opportunities and challenges associated with increased visitation to the area.

Strive for a balance between development, environment and lifestyle and retain natural, heritage and social values.

Port Arthur Town Streetscape Concept Plan March 2017

Originally commissioned in 2007 and subsequently updated in 2017, the Streetscape Concept Plan commissioned by Council addresses an identified lack of character and 'sense of arrival' to Port Arthur. The Concept Plan included extensive community consultation highlighting the lack of appropriate signage for the township and the Historic Site, in addition to queries from visitors relating to basic service location and accessibility/wayfinding.

A revised streetscape concept plan responding to these queries was prepared (the 2017 update) which predominantly focuses on the town centre along Arthur Highway and on pedestrian connections to Stewarts Bay. The streetscape upgrade works were undertaken in 2017.

Tasman Peninsula 3-4 Star Accommodation Investment Feasibility and Business Case July 2016

Commissioned by Tasman Council in response to changing market supply of accommodation within the Port Arthur area, the Business Case outlined the need for new accommodation options to meet increased annual visitor numbers to the region and the introduction of new high quality tourism experiences. Three potential sites were identified; an Entry Option in Eaglehawk Neck, a Hub Option located in close proximity to the PAHS and a Golf Option located to the south of the existing Tasman Golf Club.

2.4. Current and future trends

Population and dwellings

The 2016 Census recorded 2,372 residents within the Tasman municipality². The *2014 Population projections for Tasmania and its Local Government Areas* provide population projections for all municipalities in Tasmania. Projections extend out to the year 2037, following estimated *low, medium and high growth rates*. The projections place the population at 2,355, 2,677 or 3,102 people for the overall Tasman municipality in the year 2037. These figures present either a minor growth from current population through to a minor reduction in the overall municipal population.

Census Data SA1 6107310 which specifically covers Port Arthur and surrounds (at 5,712ha) observed negligible population change over the past two Censuses with 249 people registered in 2011 increasing slightly to 251 people in 2016³. In conjunction with the surrounding rural areas of Port Arthur, there were 297 dwellings at the 2011 Census, falling to 274 dwellings in 2016⁴. The fall in dwelling numbers is partially assumed to be associated with the realignment of statistical boundaries.

A significant point highlighted in the 2016 Census data is the percentage of *Unoccupied private dwellings* within Port Arthur. With 58.8% private dwellings listed as vacant on Census night, this indicates the high rate of shacks/holiday homes located within the broader Port Arthur area. Outlined in STRLUS, areas with Tourism Industry and Shacks/Holiday home population fluctuation pressures require detailed local level structure planning “to ensure both residential and tourism related growth is managed appropriately having regard to infrastructure, environmental and social uses”. The STRLUS also explains that any growth in the number of shacks/holiday homes must be confined within the assigned growth scenario.

There are currently 35 vacant properties zoned Low Density Residential, with a total area of 15.3ha. These include two large sites of 7.2ha and 2.2ha. In addition, there are also several large underutilised parcels that could potentially be further subdivided. With the Low Density Residential Zone having a minimum lot size of between 1,500sqm to 2,500sqm (depending on the servicing and existing development pattern) in the

² Statistical area reference – Local Government Area 65210

³ Statistical area reference - State Suburb Code 2011-SSC60281 and 2016-60508

⁴ 2016 Census Data - SSC60508

Tasmanian Planning Scheme, the available land supply can comfortably meet the Low Growth Scenario set out in the STRLUS which envisions no more than 10% growth in the number of dwellings from 2010, i.e. approximately 29 dwellings (based on a dwelling count of 297 in the 2011 Census). For example, the subdivision of just the two largest sites at 2,500sqm per lot would yield in the order of 34 dwellings as set out in the table below.

Figure 3: Potential dwelling yield from key development sites

Key development site at North St, Port Arthur (property ID 2744652)	7.22 ha
Key development site at Arthur Highway, Port Arthur (property ID 2153780)	2.24 ha
Total area	9.46 ha
Allowance for 10% to be set aside for roads	-0.95 ha
Total net area	8.52 ha
Minimum lot size	0.25 ha
Total potential lots	34 lots

Tourism and employment

In the past few years, visitor numbers to the PAHS, the Three Capes Walk and additional attractions such as Pennicotts Tours in Tasman have been increasing significantly. Conservative growth in annual visitors to the overall Tasman municipal area is projected to reach 431,000 per annum by 2021⁵.

Visitor numbers for the Port Arthur Historic Site for 2016-2017 included 336,499 day visitors and 33,315 evening visitors, representing a 9% year on year increase for day visitors and a 1% fall for evening visitors⁶. Visitor numbers from 21 cruise ships totalled over 35,600 visitors for 2016-2017. Typically the Port Arthur Historic Site has typically experienced a winter drop in visitation; however the magnitude of this ‘winter drop’ has been reducing in recent years. This is reflected by campaigns to increase visitor numbers in the winter months⁷.

Projections for 2017-2018 visitor numbers are placed at 333,000 day visitors and 32,400 evening visitors along with 29 cruise ships, growing to 369,203 day visitors and 35,922 evening visitors by 2020-2021⁸.

The Three Capes Track, a four-day/three-night hike is also increasing visitation to the region. Visitor numbers for 2016-2017 reached approximately 12,000⁹. Given the length of the hike, there are opportunities to encourage hikers to increase their length and contribution to the local economy through increased spending. However it is noted that the storage of vehicles at the PAHS (the commencement point) is creating competing parking demand for the available spaces with daily visitors to the Historic Site.

⁵ Tasman Peninsula 3-4 Star Accommodation Investment Feasibility and Business Case July 2016

⁶ Port Arthur Historic Site Management Authority Annual Report 2016-2017

⁷ Tourism Tasmania Annual Report 2016-17

⁸ Statement of Corporate Intent 2017-2018, PAHS

⁹ Visitor numbers to selected Parks and Reserves, Parks and Wildlife Tasmania 2017

Industry of employment statistics highlight the importance of the Port Arthur Historic Site and the associated tourism industries to the township with 39.7% of Census respondents occupations listed as *Museum Operation* and related tourism industries with 25.9% of occupations associated with *Accommodation*. While the total numbers are small, reducing the statistical significance, directly or indirectly tourism related industries account for over 50% of employment within Port Arthur.

Figure 4- 2016 Census Top Five Industries of Employment in Port Arthur SA1 6107310

Occupation	Port Arthur		Tasmania	
	Number	%	Number	%
Museum Operation	23	39.7	555	0.3
Accommodation	15	25.9	3,856	1.8
Pubs, Taverns and Bars	4	6.9	2,106	1.0
Building and Other Industrial Cleaning Services	4	6.9	2,365	1.1
Rock Lobster and Crab Potting	3	5.2	165	0.1

2.5. Constraints analysis

2.5.1 Servicing

Meetings with TasWater, the Port Arthur Historic Site Management Authority (PAHSMA) and The Department of State Growth have highlighted the following servicing constraints within the Port Arthur area:

Water and Sewer Supply

Currently the Port Arthur Historic Site provides reticulated water and sewer servicing for its own internal requirements and several surrounding residential and commercial properties. Other sites have on-sites services as there are no other reticulated services available. With increased visitation and a heightened 'peak load' (experienced by the docking of cruise ships in-particular) the ability for the current infrastructure to meet these needs is under strain.

While there have been no recent discussions between the existing asset owners and Tas Water on asset upgrading, any further developments in Port Arthur will create additional demands on infrastructure. Any expansion, be it residential, visitor accommodation or commercial will need to investigate the ability to gain appropriate servicing. PAHSMA are currently undertaking works to their Waste Water Treatment Plan as required under their operating permit and in liaison with the Environmental Protection Agency.. This system could potentially be transferred to TasWater in the future for ongoing operations and management, although it is noted that there is no current proposal to do so.

Movement network

The Arthur Highway is a major tourist route with significant works undertaken in recent years. Improvements recently undertaken include additional overtaking opportunities on portions of the highway and minor realignments to improve road safety and traffic flows for tourists and residents alike.

It has been expressed that while increased visitation to the municipality and Port Arthur area is encouraged, the additional 'wear and tear' on infrastructure does not have a direct funding mechanism for the increased upkeep required by Council for local roads.

Pedestrian connections between the town centre and the PAHS do exist, however while formalised, they lack signage indicating a clear path between the two areas.

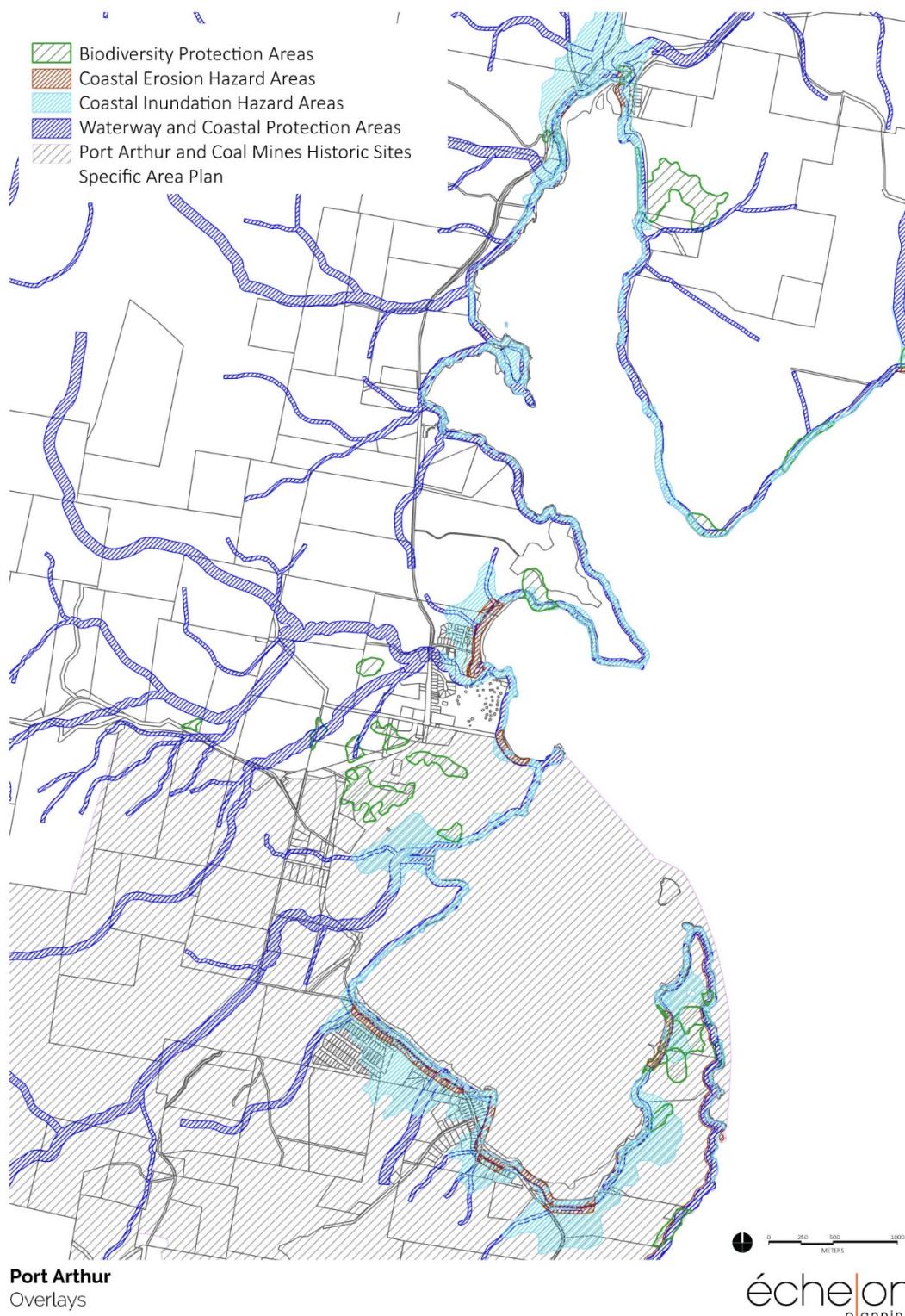
Public transport services that are currently offered to and within Port Arthur are minimal. Services that are offered generally cater for students and workers rather than visitors. . Accessibility to Port Arthur for tourists is thus currently generally limited to private vehicle transportation.

2.5.2 Environment and Overlays

The Port Arthur area has significant natural assets that require protection and as a result limit development to defined areas. Slope, native vegetation (including fauna), storm surges and a range of other environmental constraints can limit the development or use of land for a range reasons.

The key current planning scheme overlays, representing a range of constraints, are illustrated below in figure 5 and described on the following pages.

Figure 5 - Existing Key Overlays



Biodiversity Protection Areas are located in discrete patches around the main Port Arthur town centre, the Port Arthur Historic Site, Point Puer and a number of other smaller locations within the study area. The purpose of this overlay/code is summarised to *minimise loss of identified threatened native vegetation communities and threatened flora species.*

There are also many heavily vegetated properties within the study area where the protection of native vegetation and bushfire planning issues may be present.

Coastal Erosion Hazard Areas are located in close proximity to the shoreline in Long Bay, Stewarts Bay, Ladies Bay and Carnarvon Bay. The purpose of this overlay/code is summarised to *facilitate sustainable development of those parts of the coast vulnerable to coastal erosion hazard and/or anticipated to be vulnerable to coastal erosion hazard due to climate change.*

Coastal Inundation Hazard Areas are located in the low lying areas at the top of Long Bay, Stewarts Bay and Carnarvon Bay. The purpose of this overlay/code is to identify and manage areas which are *at risk of periodic or permanent inundation from one or more of the following: (i) Riverine, watercourse and inland flooding, (where spatial information exists), (ii) Storm tide and (iii) Sea level rise.*

Waterway and Coastal Protection Areas applies to all shorelines and waterways of Port Arthur. The purpose of this overlay/code is to *manage vegetation and soil disturbance in the vicinity to wetlands, watercourses and the coastline in order to minimise impacts and protect vulnerable coastal areas to enable natural process to continue.*

The **Specific Area Plan** (Port Arthur and Coal Mines Historic Sites) listed at F1.0 of the Tasman Planning Scheme relates to the Port Arthur Visual Significance Overlay, which aims to ensure development respects the heritage significance of the Port Arthur Historic Site.

The purpose of the Specific Area Plan is to *recognise and protect the heritage significance of the Port Arthur and Coal Mines Historic Sites and protect the heritage values of the Port Arthur and Coal Mines Historic Sites from visual impacts within the area assessed to be visually significant or potentially visually significant to the site.*

3. Port Arthur's current and future role

In this part of the review you'll find an overview of Port Arthur's tourism and residential roles, with a particular focus on the future of both roles. The existing zoning is covered and its service utilised, in conjunction with the site visit material to form precincts for future zoning recommendations in section 4.

3.1. Tourism and service role

As discussed in Section 2.4, tourism is a major contributor to Port Arthur's economy, through the Port Arthur Historic Site (PAHS), the Three Capes Walk, and numerous other tourism operators within the region. The Port Arthur township thus has three roles to play in terms of providing services for residents, visitors, and workers. This is recognised in the STRLUS with Port Arthur being classified as a Specialist Activity Centre.

For the residents of Port Arthur, the township should provide basic daily needs such as convenience retail, fuel and food and drink premises, as Nubeena/White Beach is identified as the higher order centre within the municipality where a wider range of services can be accessed. Port Arthur should also provide organised and unorganised recreation opportunities in the form of sports facilities, playgrounds, walking/cycling trails and passive open space. It is noted that these retail and recreation functions are already provided, and with minimal population growth anticipated, there will not be a demand for any significant additional facilities and services.

The future role should thus seek to maintain these existing land uses.

For visitors to Port Arthur, the township serves as a gateway for those arriving at or leaving the PAHS, about to commence the Three Capes Track or undertaking a Pennicotts Tour, and as a service centre for those staying in nearby visitor accommodation. These visitors will also seek to utilise convenience retail, fuel and food and drink premises, recreation facilities such as walking tracks, and specific services such as tourism operators and souvenir retailers. With significant increases in visitor numbers forecast, opportunities may arise for additional tourism-related businesses to establish in the town centre. The future role should thus seek to provide sites for the expansion these. It is also noted that there are a number of restaurants outside the town centre at locations such as the Lavender Farm, Fox and Hound, and Stewarts Bay Lodge that take advantage of their scenic settings. As such there is no need to restrict or direct food and drink premises to only locate in the town centre.

The provision of a range of visitor accommodation options is important to ensure that a wide sector of the visitor market can stay within Port Arthur. As outlined in the Tasman Peninsula 3-4 Star Accommodation Investment Feasibility and Business Case July 2016, with the replacement of the exiting Port Arthur Motor Inn to focus on "top end" tourism, there is a concern that accommodation options will not match the current and emerging demands. In response to this three sites for 3-4 star accommodation have been proposed, two of which are located within the study area.

In addition to the above, it is noted that the Port Arthur Historic Site have their own plans for the development of respective tourism projects and facilities and are lobbying in conjunction with the Tasman Council for further accommodation in the region. These are acknowledged; however the scope of this review is to focus

on the Port Arthur township and the service role it must play rather than providing specific advice on the Port Arthur Historic Site's future role.

Like the residents and visitors, the workers within Port Arthur will also seek to use the centre for daily needs such as convenience retail, fuel and food and drink premises. As is outlined in Section 2.4, a significant proportion of employment within Port Arthur is directly through the Port Arthur Historic Sites (Museum Operation 39.7%) or through associated tourism operations of the general region (Accommodation 25.9%). With increases in visitation comes an increased demand for additional staffing. Attracting staff to a small regional town currently presents a challenge, given the limited facilities accessible without a car or in close proximity to the residential area of Port Arthur. It is thus likely that some workers will continue to commute from other locations such as Nubeena/White Beach and further afar.

As outlined in the Port Arthur Town Streetscape Plan there is the need to improve entry signs, provision of public toilets and to generally upgrade the public amenity of the town centre. While these are somewhat focused on tourism, upgrading the amenity and public offerings of the town centre are beneficial to residents. In addition the amenity of the interface between the PAHS and the surrounding areas requires consideration to ensure built form and landscaping recognise and protect the heritage significance of the area.

3.2. Residential role

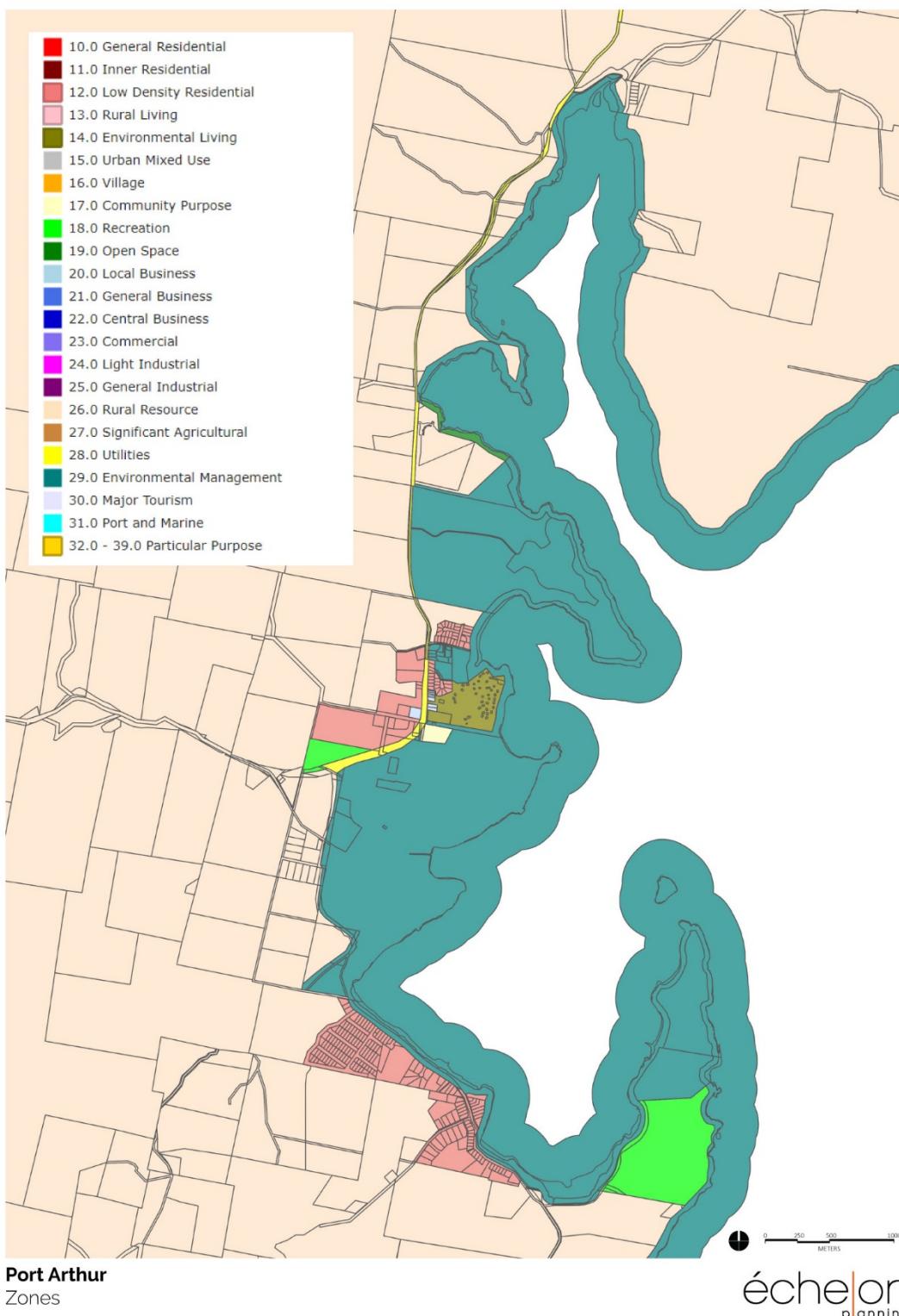
Port Arthur has two distinct residential areas, with one surrounding the local town centre and Stewarts Bay and the other located at Caranvon Bay. Considering population projections for the Tasman municipality, the Low Growth Scenario in the STRLUS and discussions with State Growth and Council, there is no envisioned significant increase in residential dwellings for Port Arthur. In response to this, there are no residential growth areas proposed as part of this review.

As discussed in section 2.4, there is an ample supply of vacant and underutilised residential land that can meet the demand within the life of STRLUS.

3.3. Existing Zoning

Below is a summary of the application of the current zones to the Port Arthur study area. The current zoning is illustrated below.

Figure 6 – Existing zoning of Port Arthur



A **Low Density Residential Zone** is applied to the majority of Stewarts Bay, the residential properties to the west of Arthur Highway and the majority of Caranvon Bay. The purpose of this zone is summarised as providing *for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.* In addition this zone is purposed with seeking *to avoid land use conflict with adjacent Rural Resource or Significant Agricultural zoned land by providing for adequate buffer areas.*

An **Environmental Living Zone** is applied to Stewarts Bay Lodge and the Explorers Port Arthur (Backpackers Accommodation). The purpose of this zone is generally summarised as providing for residential and limited community, tourism and recreational uses where the existing natural and landscape values can be retained.

A **Community Purpose Zone** is applied to the Cemetery. The purpose of this zone is to *provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.*

A **Recreation Zone** is applied to the Tasman Golf Club and the Port Arthur Football Oval. The purpose of this zone is *to provide for a range of active and organised recreational use or development.* The zone purpose also encourages *that open space networks are linked through the provision of walking and cycling trails.*

A **Local Business Zone** is applied to the local centre along Arthur Highway that includes the Port Arthur General Store, the Eucalyptus Cafe, Tasman Island Cruises, a laundromat, and four currently vacant lots¹⁰. The general purpose of the zone is *to provide for business, professional and retail services which meet the convenience needs of a local area.*

A **Rural Resource Zone** is applied to the surrounds of the Port Arthur main township area (defined as including the Low Density Residential, Local Business and Environmental Living Zones). The zone is generally purposed with providing *for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries.*

A **Utilities Zone** is applied to the Arthur Highway from the north down to the intersection with Safety Cove Road. The zone is generally purposed with providing *land for major utilities installations and corridors and other compatible uses where they do not adversely impact on the utility.*

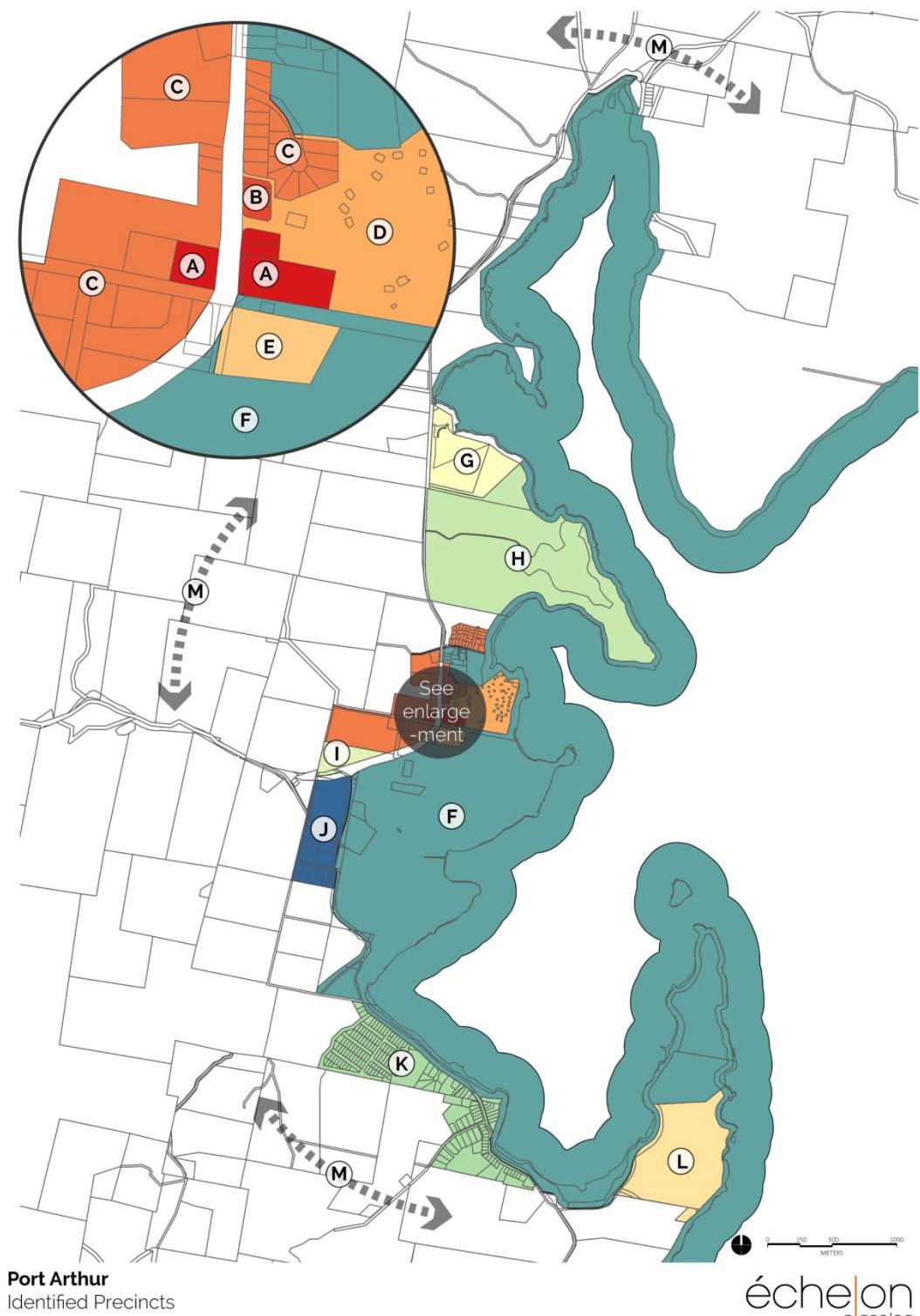
An **Environmental Management Zone** is applied to the Port Arthur Historic Site which includes Point Puer, Garden Point and the shoreline within the study area (noting that the zone boundary also extends beyond the high water mark into the seabed). The zone is generally purposed *to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood or risk from a natural hazard.*

¹⁰ When the draft version of this report was prepared, the laundromat and the adjacent vacant lots were located in the Low Density Residential Zone. During the public consultation process, it was identified that these had erroneously been missed from an earlier rezoning process, and as a consequence were rezoned to the correct Local Business Zone via amendment UA-TAS-UA1-2019 on 17 July 2019.

3.4. Identification of Land Use Precincts

The existing land uses are categorised into thirteen precincts based on common characteristics to facilitate their assessment against the potentially applicable zones in the Tasmanian Planning Scheme.

Figure 7 – Land Use Precincts



Precinct A - Town Centre generally follows the existing Local Business Zone, including the existing the Port Arthur General Store, the Eucalypt Café and Tasman Island Cruises. It has also been extended to include the Explorers Port Arthur (Backpackers Accommodation), to enable the appropriate continuation of the streetscape along the Arthur Highway in line with the *Port Arthur Streetscape Plan*.

The key requirements of this precinct are:

- Ability to continue existing convenience retail and tourism related services and visitor accommodation.
- Flexibility to increase retail/commercial activity if required (noting that this would be for tourism-related businesses).
- Need for additional developments to provide active frontages to increase amenity of town centre.
- Additional visitor accommodation.

Precinct B - Town Centre Fringe includes a laundromat and four existing vacant lots to the north of the town centre on the eastern side of the Arthur Highway. These sites have been selected to provide future opportunities for the logical expansion of the town centre (if demand presents) and have direct pedestrian access along the path connecting the town centre to Stewarts Bay. The sites located on the western side of Arthur Highway have been retained in Precinct C (Surrounding Residential Areas) due to slope and vegetation constraints.

The key requirements of this precinct are:

- Ability for local town centre to expand if required, while not impacting on current residential uses.

Precinct C - Surrounding Residential Areas follow the existing Residential Zoning which covers the low density residential development surrounding the town centre to the north east anticlockwise to the west.

The key requirements of this precinct are:

- Ability to ensure any future residential development can be appropriately serviced by on-site services unless connections to reticulated systems become available.
- Ensure development respects existing low density scale.
- Ability to facilitate additional shacks/holiday homes or short term rental properties.

Precinct D - Stewarts Bay Lodge encompasses the existing Stewart Bay Lodge along with Gabriel's on the Bay restaurant, both of which have direct access to the Stewarts Bay Walking Track.

The key requirements of this precinct are:

- Ability to continue existing visitor accommodation and restaurant uses.

- Flexibility for precinct to facilitate increases in tourism-related commercial activity if sensitivity to existing amenity and natural values are managed.

Precinct E - Cemetery is self-explanatory.

The key requirements of this precinct are:

- Continuation of existing use.

Precinct F - Port Arthur Historic Site and Stewarts Bay and general Port Arthur foreshore covers the Historic Site including all heritage buildings, the visitor centre, associated car parking, Port Arthur Historic Site Administration Building and Works Yard, the Port Arthur Motor Inn and the Port Arthur Jetty. This Precinct also includes the extents of the coastal walking trail and the associated shoreline around the Port Arthur bay.

The key requirements of this precinct are:

- Continuation of existing use and independence of operations in accordance with management.
- Future upgrades/expansions to existing facilities.

Precinct G - Fox and Hounds covers the Fox and Hounds Inn which includes visitor accommodation, a bar, a restaurant and a small liquor store.

The key requirements of this precinct are:

- Continuation of existing use.
- Flexibility for precinct to facilitate increases in tourism-related commercial activity if sensitivity to existing amenity and natural values are managed.

Precinct H - Caravan Park and Jetty carpark covers the existing Port Arthur Holiday Park, the car parking area for the public jetty and extensive bushland surrounding both areas. It forms part of the Port Arthur Historic Site.

The key requirements of this precinct are:

- Continuation of existing use.

Precinct I - Oval covers the existing sports oval in Port Arthur which is utilised by local sporting clubs.

The key requirements of this precinct are:

- Flexibility for future use

Precinct J – Port Arthur Gateway currently includes low density residential dwellings and the Port Arthur Villas accommodation. This Precinct has been selected in response to the interface considerations raised in section 3.1, with the need to identify ways of ensuring the amenity of the sites appropriately respond to the location as a main entry point to Port Arthur and the interface with portion of the Port Arthur Historic Site.

The key requirements of this precinct are:

- Ability to ensure and future residential development can be appropriately serviced by on-site services unless connections to reticulated systems become available.
- Flexibility for zone to facilitate expansion/redevelopment/ or additional visitor accommodation uses.
- Need for development to appropriately respond to the gateway location and heritage site.

Precinct J is affected by the Port Arthur and Coals Mines Historic Site Specific Area Plan overlay.

Precinct K - Carnarvon Bay includes the existing residential areas contained with the Low Density Residential Zone that contains several holiday homes and short term rental properties.

The key requirements of this precinct are:

- Ability to ensure and future residential development can be appropriately serviced by on-site services unless connections to reticulated systems become available.
- Flexibility for zone to facilitate expansion of visitor accommodation uses.

Precinct K is affected by the Port Arthur and Coals Mines Historic Site Specific Area Plan overlay.

Precinct L - Tasman Golf Club covers the Tasman Golf Club, located past Carnarvon Bay.

The key requirements of this precinct are:

- Continuation of existing use.
- Potential expansion of minor commercial operations (food and beverage or retail associated with Golf Club) to occur.

Precinct L is affected by the Port Arthur and Coals Mines Historic Site Specific Area Plan overlay.

Surrounding areas M are included as a general consideration that follows the current application of the Rural Resource Zone near Port Arthur for a mix of rural residential properties and existing businesses such as the Port Arthur Lavender Farm and Osborne Aviation Services.

The key requirements of this precinct are:

- Continuation of existing uses while respecting the rural character of the broader Port Arthur area.
- Ability for future visitor accommodation to be considered, in line with 2016 study.
- Other future tourism uses – restaurants, attractions etc.

Precinct M is partially affected by the Port Arthur and Coals Mines Historic Site Specific Area Plan overlay.

4. Recommended zoning

In this section each precinct is assessed against the relevant new Tasmanian Planning Scheme Zones to ascertain which one will most effectively meet the key requirements as covered in section 3.4. The permit classifications in the Tasmanian Planning Scheme are broken down into four main categories; *No Permit Required*, *Permitted*, *Discretionary* and *Prohibited*. The four permit classifications are generally described below. **It must be noted that the below listed categories all contain further considerations on a site by site basis that are covered in detail in section 6.0 of the Tasmanian Planning Scheme.**

No Permit Required - A permit is not required to commence or carry out a use or development (subject to conditions).

Permitted - A use or development must be granted a permit if particular conditions are met (subject to conditions).

Discretionary - The planning authority has discretion to refuse or permit a use or development (subject to conditions).

Prohibited - A use or development is prohibited and must not be granted a permit (subject to conditions).

4.1. Available zones in new Tasmanian Planning Scheme

Reviews of potential zones against determined criteria and recommendations as to most appropriate zone for each precinct are provided below.

Precinct A - Town Centre

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Local Business Zone</p> <p><i>To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.</i></p> <p><i>To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</i></p> <p><i>To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</i></p> <p><i>To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</i></p>	<ul style="list-style-type: none"> • Food Services • General Retail and Hire • Residential - If for home-based business. • Utilities - If for minor utilities. • Residential - If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required. • Visitor Accommodation - If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises. 	<ul style="list-style-type: none"> • Service Industry • Tourist Operation • Vehicle Fuel Sales and Service • Vehicle Parking • Visitor Accommodation - If not listed as Permitted. 	n/a	<p>Ability for all existing uses to continue, while allowing for additional expansion and future shop-top accommodation or similar to be accommodated within the local town centre provided it contributes to the activity within the centre</p> <p>Purpose to encourage activity at pedestrian levels with active frontages advantageous to improving appearance and perception of local centre.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Village Zone <i>To provide for small rural centres with a mix of residential, community services and commercial activities.</i> <i>To provide amenity for residents appropriate to the mixed use characteristics of the zone.</i>	<ul style="list-style-type: none"> • Residential - If for a single dwelling or home-based business. • Utilities - If for minor utilities. 	<ul style="list-style-type: none"> • Business and Professional Services • Community Meeting and Entertainment • Food Services • General Retail and Hire • Residential - If not listed as No Permit Required. • Service Industry - If not for motor repairs or panel beating. • Sports and Recreation • Storage - If not for liquid fuel depot or solid fuel depot. • Visitor Accommodation 	n/a	Any additional Food Services and General Retail would become discretionary. Lack of controls around the placement of residential dwellings.

Recommendation: Local Business Zone.

A Local Business Zone provides greater flexibility and greater certainty through a wider range of No Permit Required/Permitted uses. An increased range of discretionary uses can be expected to be located within a town centre to better realise the STRLUS designation as a Specialist Activity Centre to offer a range of support services to the Port Arthur Historic Site. Provisions for the protection of residential amenity provide the ability to ensure existing residential and interfacing dwellings are not impacted by the proposed zone. Under Section 7.2 of the Tasmanian Planning Scheme the existing use of visitor accommodation (backpacker's accommodation) within the Local Business Zone has a permitted Status *where the proposal for development does not establish a new use, or substantially intensify the existing use*. If the existing visitor accommodation was to be substantially intensified, it is still considered Discretionary under a Local Business Zone.

Precinct B - Town Centre Fringe

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Low Density Residential Zone</p> <p><i>To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i></p> <p><i>To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling.</i> • <i>Utilities - If for minor utilities.</i> • <i>Residential - If for a home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not for a take away food premises with a drive through facility.</i> • <i>General Retail and Hire - If for a local shop.</i> 	Business Services (excluding consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services)	<p>Purpose to provide for development where servicing constraints exist.</p> <p>Ability for some expansion of food services and general retail through discretionary uses.</p> <p>Facilitates the provision of visitor accommodation.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Village Zone</p> <p><i>To provide for small rural centres with a mix of residential, community services and commercial activities.</i></p> <p><i>To provide amenity for residents appropriate to the mixed use characteristics of the zone.</i></p>	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling or home-based business.</i> • <i>Utilities - If for minor utilities.</i> 	<ul style="list-style-type: none"> • <i>Business and Professional Services</i> • <i>Community Meeting and Entertainment</i> • <i>Food Services</i> • <i>General Retail and Hire</i> • <i>Residential - If not listed as No Permit Required.</i> • <i>Service Industry</i> • <i>If not for motor repairs or panel beating.</i> • <i>Sports and Recreation</i> • <i>Storage</i> • <i>If not for liquid fuel depot or solid fuel depot.</i> • <i>Visitor Accommodation</i> 	n/a	<p>Opportunity for food services, business and professional services, general retail, residential and visitor accommodation to occur adjacent to the town centre provides flexibility for future expansion.</p> <p>Purpose provides for diversity of uses while protecting amenity of existing residential areas.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Local Business Zone</p> <p><i>To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.</i></p> <p><i>To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.</i></p> <p><i>To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.</i></p> <p><i>To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.</i></p>	<ul style="list-style-type: none"> • Food Services • General Retail and Hire • Residential - If for home-based business. • Utilities - If for minor utilities. • Residential - If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required. • Visitor Accommodation - If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises. 	<ul style="list-style-type: none"> • Residential - If not listed as No Permit Required or Permitted. • Service Industry • Tourist Operation • Vehicle Fuel Sales and Service • Vehicle Parking • Visitor Accommodation - If not listed as Permitted. 	n/a	<p>Ability allowing for additional expansion and future shop-top accommodation or similar to be accommodated within the local town centre provided it contributes to the activity within the centre.</p> <p>Purpose to encourage activity at pedestrian levels with active frontages advantageous to improving appearance and perception of local centre.</p>

Recommendation: Local Business Zone.

A Local Business Zone provides greater certainty by preserving vacant land for business/tourism related uses noting that if either of the other zone options were selected, dwellings could be potentially be developed as permitted uses, therefore losing the option to consider future general retail/food service demand. A range of discretionary uses that could be expected to be located within or in close proximity to a local town centre are still retained, including the Discretionary use of residential use if not meeting certain qualifications. Expansion options provide opportunity for servicing of increased tourist numbers.

Precinct C - Surrounding Residential Area

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>General Residential Zone</p> <p><i>To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</i></p> <p><i>To provide for the efficient utilisation of available social, transport and other service infrastructure.</i></p> <p><i>To provide for non-residential use that:</i> <i>(a) primarily serves the local community; and</i> <i>(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Residential, if for a single dwelling.</i> • <i>Utilities - If for minor utilities.</i> • <i>Residential - If not listed as No Permit Required.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not for a take away food premises with a drive through facility.</i> • <i>General Retail and Hire - If for a local shop.</i> 	n/a	<p>Full infrastructure services cannot be guaranteed in precinct.</p> <p>Meets need to residential and visitor accommodation uses to be accepted.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Low Density Residential Zone <p><i>To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i></p> <p><i>To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling.</i> • <i>Utilities - If for minor utilities.</i> • <i>Residential - If for a home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not for a take away food premises with a drive through facility.</i> • <i>General Retail and Hire - If for a local shop.</i> 	n/a	<p>Purpose to provide for development where servicing constraints exist is appropriate for Precinct A.</p> <p>Meets need to residential and visitor accommodation uses to be accepted.</p>

Recommendation: Low Density Residential Zone

A Low Density Residential Zone better reflects the current servicing constraints experienced in Port Arthur through the stated purpose when compared to a General Residential Zone. In addition a Low Density Residential Zone aligns residential growth expectations more closely with the Low Growth Strategy and Mixed Growth Scenario. The ability for the continued use of land for permitted uses such as residential dwellings and visitor accommodation provides the ability for the expansion of visitor accommodation should demand not be met elsewhere within Port Arthur.

Precinct D - Stewarts Bay Lodge

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Landscape Conservation Zone</p> <p><i>To provide for the protection, conservation and management of landscape values.</i></p> <p><i>To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Residential - If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.</i> • <i>Utilities - If for minor utilities.</i> 	<ul style="list-style-type: none"> • <i>Food Services- If for a gross floor area of not more than 200m2.</i> • <i>General Retail and Hire- If associated with a Tourist Operation.</i> • <i>Residential- If for a single dwelling.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation</i> 	n/a	<p>Ability for the protection, conservation and management of the landscape values</p> <p>Allows for continuation of existing use. Section 7.1.3 and 7.2.1 exemptions can potentially apply to floor area limits of Food Services.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Low Density Residential Zone</p> <p><i>To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i></p> <p><i>To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling.</i> • <i>Utilities - If for minor utilities.</i> • <i>Residential - If for a home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not for a take away food premises with a drive through facility.</i> • <i>General Retail and Hire - If for a local shop.</i> 	n/a	<p>Ability for visitor accommodation while referencing that non-residential uses do not cause an unreasonable loss of amenity.</p> <p>Food services (provided not a take away), ensure the continued operation of Gabriel's on the Bay.</p> <p>Potential unintended outcome of residential subdivision (minimum subdivision size of 1.5ha noted).</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Living Zone</p> <p><i>To provide for residential use or development in a rural setting where:</i> <i>(a) services are limited; or</i> <i>(b) existing natural and landscape values are to be retained.</i></p> <p><i>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</i></p> <p><i>To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Residential - If for a single dwelling or home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Community Meeting and Entertainment</i> • <i>If for a place of worship, art and craft centre or public hall.</i> • <i>Sports and Recreation - If for an outdoor recreation facility.</i> • <i>Food Services - If for a gross floor area of no more than 200m2.</i> 	n/a	<p>Purpose of the zone strongly reflects the values of the site.</p> <p>Section 7.1.3 and 7.2.1 exemptions can potentially apply to floor area limits of Food Services..</p>

Recommendation: Landscape Conservation Zone

A Landscape Conservation Zone is purposed with providing a strong focus on environmental protections than a Low Density Residential Zone or Rural Living Zone, which is desirable for this precinct with high natural amenity. All zones allow for the continuation of the existing uses on site. However any additional commercial activity (not associated with the existing lodge or food services) should instead be directed towards the Town Centre (Precinct A) and the Town Centre Fringe (Precinct B) to enable a consolidation of services.

Precinct E - Cemetery

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Community Purpose Zone <i>To provide for key community facilities and services including health, educational, government, cultural and social facilities.</i> <i>To encourage multi-purpose, flexible and adaptable social infrastructure.</i>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> 	<ul style="list-style-type: none"> • <i>Crematoria and Cemeteries - If for a cemetery.</i> 	n/a	Existing use of cemetery

Recommendation: Community Purpose Zone

Additional zones were not considered given the direct translation of zones from the Interim Scheme to the Tasmanian Planning Scheme. The sole key recommendation for this Precinct was the continuation of the existing use, which a Community Purpose Zone allows for.

Precinct F - Port Arthur Historic Site and Stewarts Bay and general Port Arthur foreshore

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Environmental Management Zone</p> <p>To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</p> <p>To allow for compatible use or development where it is consistent with:</p> <p>(a) the protection, conservation and management of the values of the land; and</p> <p>(b) applicable reserved land management objectives and objectives of reserve management plans.</p>	<ul style="list-style-type: none"> • Natural and Cultural Values Management • Passive Recreation <p>The following if an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976:</p> <ul style="list-style-type: none"> • Community Meeting and Entertainment • Educational and Occasional Care • Food Services • General Retail and Hire • Pleasure Boat Facility. • Research and Development • Residential - for reserve management staff accommodation • Tourist Operation • Utilities • Visitor Accommodation 	<p><i>The following if not listed as permitted:</i></p> <ul style="list-style-type: none"> • Community Meeting and Entertainment • Educational and Occasional Care • Food Services • General Retail and Hire • Pleasure Boat Facility. • Research and Development • Residential - for reserve management staff accommodation • Tourist Operation • Utilities • Visitor Accommodation 	n/a	<p>Purpose of zone to provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic values aligns well with the existing understanding of operations within the historic site and the surrounding foreshore.</p> <p>Ability for numerous operations to continue under the authority of the National Parks and Reserved Land Regulations 2009.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Major Tourism Zone</p> <p><i>To provide for large scale tourist facilities which include a range of use and development.</i></p> <p><i>To provide for compatible use and development that complements or enhances the tourist facilities on the site.</i></p> <p><i>To provide for development that does not unreasonably impact on surrounding areas.</i></p> <p><i>To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Utilities - If for minor utilities.</i> • <i>Community Meeting and Entertainment</i> • <i>Food Services - If not a take away food premises.</i> • <i>Hotel Industry</i> • <i>Sports and Recreation</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Educational and Occasional Care</i> • <i>Food Services - If not listed as Permitted.</i> • <i>General Retail and Hire</i> • <i>Pleasure Boat Facility</i> • <i>Research and Development</i> • <i>Transport Depot and Distribution</i> • <i>Utilities - If not listed as No Permit Required.</i> 	n/a	<p>The purpose of the zone applies well to the PAHS but less appropriate for the surrounding areas within the precinct.</p> <p>Uses consistent with the current operations in these zones.</p>

Recommendation: Environmental Management Zone

For Precinct F, the Environmental Management Zone is recommended as it makes allowance for the continuation of existing uses and independence of operations through the *National Parks and Reserved Land Regulations 2009*¹¹. In addition to the independence of operations, there is the recognition that while the Port Arthur Historic Site is a major tourist site, it has significant ecological, scientific, cultural and scenic values that more strongly align with an Environmental Management Zone as opposed to a tourist attraction that has been created solely for use by visitors. This is reflected by the presence of the Port Arthur Historic Site Management Authority (PAHSMA) and their related conservation and heritage management operations.

The surrounding areas including the foreshore, Point Puer, Garden Point, The Isle of the Dead and Stewarts Bay also exhibit strong ecological, scientific, cultural and scenic values.

¹¹ Currently referred to as the National Parks and Reserves Management Act 2002 in the Port Arthur Historic Sites Statutory Management Plan 2008

It is noted that the current zone boundary extends beyond the foreshore into the seabed, and that this and some parts of the foreshore fall outside the Port Arthur Historic Site and is not covered by a Reserve Plan. These sections are instead managed by state government. The Environmental Management Zone is generally applied state-wide to these situations and continues to be the most appropriate zone.

Precinct G - Fox and Hounds

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Living Zone</p> <p><i>To provide for residential use or development in a rural setting where:</i> <i>(a) services are limited; or</i> <i>(b) existing natural and landscape values are to be retained.</i></p> <p><i>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</i></p> <p><i>To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • Residential - If for a single dwelling. • Residential - If for a home-based business. • Visitor Accommodation 	<ul style="list-style-type: none"> • Food Services- If for a gross floor area of no more than 200m2. • General Retail and Hire- If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop. 	n/a	<p>Provides continuation of existing uses while including relevant purpose references to limitation of services and to landscape values.</p> <p>Qualifications for discretionary uses limit as of right expansion options for existing uses.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Zone</p> <p><i>To provide for a range of use or development in a rural location:</i></p> <p>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</p> <p>(b) that requires a rural location for operational reasons;</p> <p>(c) is compatible with agricultural use if occurring on agricultural land;</p> <p>(d) minimises adverse impacts on surrounding uses.</p> <p><i>To minimise conversion of agricultural land for non-agricultural use.</i></p> <p><i>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Pleasure Boat Facility - If for a boat ramp.</i> • <i>Visitor Accommodation - If for guests accommodated within an existing building.</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not listed as Permitted.</i> • <i>General Retail and Hire - If not listed as Permitted.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation - If not listed as Permitted.</i> 	n/a	<p>Existing vegetation and topography limit agricultural uses.</p> <p>Allows for continuation of existing use, with ability for Food Services and General Retail to be considered if expansion is required.</p>

Recommendation: Rural Zone

The ability for the continued use of land for visitor accommodation provides the ability for the expansion of visitor accommodation should demand not be met elsewhere within Port Arthur. In addition the ability to consider introduction/expansion of Food Services and General Retail and Hire as part of a Rural Zone allows flexibility for precinct to increase activity if sensitivities are managed.

Precinct H - Caravan Park and Jetty carpark

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Environmental Management Zone</p> <p><i>To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.</i></p> <p><i>To allow for compatible use or development where it is consistent with:</i></p> <p><i>(a) the protection, conservation and management of the values of the land; and</i></p> <p><i>(b) applicable reserved land management objectives and objectives of reserve management plans.</i></p>	<ul style="list-style-type: none"> • Natural and Cultural Values Management • Passive Recreation <p><i>The following if an authority under the National Parks and Reserved Land Regulations 2009 is granted by the Managing Authority, or approved by the Director-General of Lands under the Crown Lands Act 1976:</i></p> <ul style="list-style-type: none"> • Community Meeting and Entertainment • General Retail and Hire • Pleasure Boat Facility. • Residential - for reserve management staff accommodation • Tourist Operation • Utilities • Visitor Accommodation 	<p><i>The following if not listed as permitted:</i></p> <ul style="list-style-type: none"> • Community Meeting and Entertainment • Food Services • General Retail and Hire • Pleasure Boat Facility. • Residential - • for reserve management staff accommodation • Tourist Operation • Utilities • Visitor Accommodation 	n/a	Ability for operations to continue under the authority of the National Parks and Reserved Land Regulations 2009.

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Open Space Zone <i>To provide land for open space purposes including for passive recreation and natural or landscape amenity.</i> <i>To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.</i>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Utilities - If for minor utilities and underground utilities.</i> 	<ul style="list-style-type: none"> • <i>General Retail and Hire</i> • <i>Sports and Recreation</i> • <i>Tourist Operation</i> • <i>Vehicle Parking</i> • <i>Visitor Accommodation - If for camping and caravan park or overnight camping areas.</i> 	n/a	<p>Purpose aligns with use of open space and car parking/access to the Jetty area.</p> <p>Allows for continuation of existing use, with ability for Food Services and General Retail to be considered if expansion is required.</p>
Landscape Conservation Zone <i>To provide for the protection, conservation and management of landscape values.</i> <i>To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.</i>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Residential - If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.</i> • <i>Utilities - If for minor utilities.</i> 	<ul style="list-style-type: none"> • <i>Food Services- If for a gross floor area of not more than 200m2.</i> • <i>General Retail and Hire- If associated with a Tourist Operation.</i> • <i>Residential- If for a single dwelling.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation</i> 	n/a	<p>Ability for the protection, conservation and management of the landscape values</p> <p>Allows for continuation of existing use, with ability for Food Services and General Retail to be considered if expansion is required (with qualifications limiting potential amenity impacts).</p>

Recommendation: Environmental Management Zone

A Environmental Management Zone allows for the continuation of the existing uses within this Precinct that has high natural amenity and scenic value, while providing for expansions to be considered. The Environmental Management Zone is also recommended as Precinct H falls within the National Heritage List boundary of the Port Arthur Historic Site and such zoning would ensure a consistent zone is applied to both precincts within the National Heritage List boundary (the other being Precinct F). It should be noted that the existing Jetty is located in Precinct F.

Precinct I - Oval

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Recreation Zone <i>To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</i> <i>To provide for complementary uses that do not impact adversely on the recreational use of the land.</i> <i>To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</i>	<ul style="list-style-type: none"> • <i>Passive Recreation</i> • <i>Sports and Recreation - If not for a major sporting facility.</i> • <i>Sports and Recreation - Except if No Permit Required.</i> 	<ul style="list-style-type: none"> • <i>Community Meeting and Entertainment</i> • <i>Food Services</i> • <i>General Retail and Hire - If for: (a) clothing, equipment or souvenirs for Sports and Recreation use; or (b) a market.</i> • <i>Tourist Operation</i> • <i>Vehicle Parking</i> • <i>Visitor Accommodation - If for a camping and Caravan Park or overnight camping area.</i> 	n/a	Ability to offer food and associated retail services for Oval (if use is resurrected in the future). Numerous alternative uses discretionary allowing for future use flexibility.
Community Purpose Zone <i>To provide for key community facilities and services including health, educational, government, cultural and social facilities.</i> <i>To encourage multi-purpose, flexible and adaptable social infrastructure.</i>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Tourist Operation - If for a visitor centre.</i> 	<ul style="list-style-type: none"> • <i>Food Services</i> • <i>General Retail and Hire - If for a market.</i> • <i>Sports and Recreation</i> 	n/a	Restricts General Retail solely for markets.

Recommendation: Recreation Zone.

A Recreation Zone allows for the key requirement of enabling a range of uses to be discretionary, while being in line with the general purpose as a community facility.

Precinct J - Port Arthur gateway

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Living Zone</p> <p><i>To provide for residential use or development in a rural setting where:</i> <i>(a) services are limited; or</i> <i>(b) existing natural and landscape values are to be retained.</i></p> <p><i>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</i></p> <p><i>To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • Residential - If for a single dwelling. • Residential - If for a home-based business. • Visitor Accommodation 	<i>n/a</i>	<i>n/a</i>	<p>Provides continuation of existing uses while including relevant purpose references to limitation of services and to landscape values.</p> <p>Ability for Visitor accommodation within existing buildings and less than 300sqm to be considered. However the construction of any new Visitor accommodation is considered as a discretionary use.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Zone</p> <p><i>To provide for a range of use or development in a rural location:</i></p> <p>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</p> <p>(b) that requires a rural location for operational reasons;</p> <p>(c) is compatible with agricultural use if occurring on agricultural land;</p> <p>(d) minimises adverse impacts on surrounding uses.</p> <p><i>To minimise conversion of agricultural land for non-agricultural use.</i></p> <p><i>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</i></p>	<ul style="list-style-type: none"> • <i>Business and Professional Services - If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.</i> • <i>Domestic Animal Breeding, Boarding or Training</i> • <i>Residential - If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.</i> • <i>Visitor Accommodation - If for guests accommodated within an existing building.</i> 	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.</i> • <i>Food Services - If not listed as Permitted.</i> • <i>General Retail and Hire - If not listed as Permitted.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation - If not listed as Permitted.</i> 	n/a	<p>Existing topography and lot sizing limit agricultural uses.</p> <p>Allows for continuation of existing uses.</p> <p>No reference to amenity considerations for adjoining uses, only reference to intensity is listed within purpose.</p>

Recommendation: Rural Living Zone C.

A Rural Living Zone is recommended for this Precinct as it meets the requirement given the limited servicing currently offered and the flexibility for zone to facilitate expansion of visitor accommodation uses. In addition a Rural Living Zone provides further detail in the purpose than a Rural Zone for non-agricultural uses to not cause unreasonable losses to amenity. As the largest lot is approximately just over 5ha and next largest is 0.8ha, a Rural Living Zone "C" is recommended with a minimum lot size of 5ha as this ensures no further fragmentation is to occur within the precinct. This ensures that the zoning does not present the opportunity for residential growth through subdivision to be considered in an existing rurally zoned area.

Precinct K - Carnarvon Bay

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>General Residential Zone</p> <p><i>To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.</i></p> <p><i>To provide for the efficient utilisation of available social, transport and other service infrastructure.</i></p> <p><i>To provide for non-residential use that:</i> <i>(a) primarily serves the local community; and</i> <i>(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • Residential, if for a single dwelling. • Utilities - If for minor utilities. • Residential - If not listed as No Permit Required. • Visitor Accommodation 	<ul style="list-style-type: none"> • Food Services - If not for a take away food premises with a drive through facility. • General Retail and Hire - If for a local shop. 	n/a	<p>Full infrastructure services cannot be guaranteed in precinct.</p> <p>Meets need to residential and visitor accommodation uses to be accepted.</p>

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Low Density Residential Zone <p><i>To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.</i></p> <p><i>To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Residential - If for a single dwelling.</i> • <i>Utilities - If for minor utilities.</i> • <i>Residential - If for a home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not for a take away food premises with a drive through facility.</i> • <i>General Retail and Hire - If for a local shop.</i> 	n/a	<p>Purpose to provide for development where servicing constraints exist is appropriate for Precinct A.</p> <p>Meets need to residential and visitor accommodation uses to be accepted.</p>

Recommendation: Low Density Residential Zone

A Low Density Residential Zone better reflects the current servicing constraints experienced in Carnarvon Bay through the stated purpose when compared to a General Residential Zone. The ability for the continued use of land for permitted uses such as residential dwellings and visitor accommodation provides the ability for the expansion of visitor accommodation should demand not be met elsewhere within Port Arthur via a Low Density Residential Zone.

Precinct L - Tasman Golf Course

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
Recreation Zone <i>To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.</i> <i>To provide for complementary uses that do not impact adversely on the recreational use of the land.</i> <i>To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.</i>	<ul style="list-style-type: none"> • <i>Passive Recreation</i> • <i>Sports and Recreation - If not for a major sporting facility.</i> • <i>Sports and Recreation - Except if No Permit Required.</i> 	<ul style="list-style-type: none"> • <i>Community Meeting and Entertainment</i> • <i>Food Services</i> • <i>General Retail and Hire - If for: (a) clothing, equipment or souvenirs for a Sports and Recreation use; or (b) a market.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation - If for a camping and caravan park or overnight camping area.</i> 	n/a	Allows for continued operation of Golf Course. Lack of flexibility to facilitate accommodation within existing golf course property boundary. Ability to offer food and associated retail services.
Community Purpose Zone <i>To provide for key community facilities and services including health, educational, government, cultural and social facilities.</i> <i>To encourage multi-purpose, flexible and adaptable social infrastructure.</i>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Tourist Operation - If for a visitor centre.</i> 	<ul style="list-style-type: none"> • <i>Food Services</i> • <i>General Retail and Hire - If for a market.</i> • <i>Sports and Recreation</i> • <i>Tourist Operation - If not listed as Permitted.</i> 	n/a	Existing use becomes discretionary and limited ability to increase commercial activity.
Rural Zone <i>To provide for a range of use or development in a rural location:</i> <i>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</i> <i>(b) that requires a rural location for operational reasons;</i> <i>(c) is compatible with agricultural use if occurring on</i>	<ul style="list-style-type: none"> • <i>Visitor Accommodation - If for guests accommodated within an existing building.</i> 	<ul style="list-style-type: none"> • <i>Food Services - If not listed as Permitted.</i> • <i>General Retail and Hire - If not listed as Permitted.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation - If not listed as Permitted.</i> 	n/a	Ability to consider expansion of golf course commercial operations and visitor accommodation.

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p><i>agricultural land; (d) minimises adverse impacts on surrounding uses.</i></p> <p><i>To minimise conversion of agricultural land for non-agricultural use.</i></p> <p><i>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</i></p>				

Recommendation: Recreation Zone (for existing golf course footprint) + Rural Zone (for area identified as accommodation *Golf Option 3*)

A Recreation Zone allows for the key requirement of continuing the existing use of open space for organised recreation, compared to a Community Purpose Zone that potentially categorises the existing use as discretionary. A Recreation zone also allows for *General Retail and Hire if for clothing, equipment or souvenirs for Sport and Recreation use*, which brings flexibility for zone to facilitate commercial activity and for facility upgrades.

A Rural Zone best meets the key requirements of the individual site with the ability for future visitor accommodation to be considered, in line with 2016 study. Provisions to minimise the conversion of agricultural land to non-agricultural uses is beneficial to contain residential encroachment into rural areas. In addition it still allows applications for visitor accommodation, tourist operation and food services to be considered as discretionary uses.

Surrounding Areas M

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Living Zone</p> <p><i>To provide for residential use or development in a rural setting where:</i></p> <p>(a) services are limited; or (b) existing natural and landscape values are to be retained.</p> <p><i>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</i></p> <p><i>To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</i></p> <p><i>To provide for Visitor Accommodation that is compatible with residential character.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Residential - If for a single dwelling.</i> • <i>Resource Development - If for grazing.</i> • <i>Residential - If for a home-based business.</i> • <i>Visitor Accommodation</i> 	<ul style="list-style-type: none"> • <i>Community Meeting and Entertainment - If for a place of worship, art and craft centre or public hall.</i> • <i>Domestic Animal Breeding, Boarding or Training</i> • <i>Food Services - If for a gross floor area of no more than 200m².</i> • <i>General Retail and Hire - If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.</i> • <i>Utilities - If not listed as No Permit Required.</i> 	n/a	Purpose and use tailored for residential as of right, with consideration placed on agricultural uses to not adversely impact on residential amenity not in line with predominant existing uses within the precinct.

Zone and Purpose	Relevant No Permit Required or Permitted uses	Relevant Discretionary uses	Relevant Prohibited uses	Comment in respect to current and preferred land uses
<p>Rural Zone</p> <p><i>To provide for a range of use or development in a rural location:</i></p> <p>(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;</p> <p>(b) that requires a rural location for operational reasons;</p> <p>(c) is compatible with agricultural use if occurring on agricultural land;</p> <p>(d) minimises adverse impacts on surrounding uses.</p> <p><i>To minimise conversion of agricultural land for non-agricultural use.</i></p> <p><i>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</i></p>	<ul style="list-style-type: none"> • <i>Natural and Cultural Values Management</i> • <i>Passive Recreation</i> • <i>Resource Development</i> • <i>Utilities - If for minor utilities.</i> • <i>Business and Professional Services - If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.</i> • <i>Domestic Animal Breeding, Boarding or Training</i> • <i>Residential - If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.</i> • <i>Visitor Accommodation - If for guests accommodated within an existing building.</i> 	<ul style="list-style-type: none"> • <i>Residential</i> • <i>If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.</i> • <i>Food Services - If not listed as Permitted.</i> • <i>General Retail and Hire - If not listed as Permitted.</i> • <i>Tourist Operation</i> • <i>Visitor Accommodation - If not listed as Permitted.</i> 	n/a	<p>Purpose structured for agricultural use primarily.</p> <p>Visitor accommodation is listed as discretionary, enabling consideration to be made regarding intensities and competing land uses.</p>

Recommendation: Rural Zone.

A Rural Zone best meets the key requirements of the precinct with the ability for future visitor accommodation to be considered, in line with 2016 study and for the continuation of most, if not all existing uses. Provisions to minimise the conversion of agricultural land to non-agricultural uses is beneficial to contain residential encroachment into rural areas. In addition it still allows applications for visitor accommodation, tourist operation and food services to be considered as discretionary uses.