

Tasmanian Planning Scheme

Business and Commercial Areas

The Tasmanian Planning Scheme provides six zones for business and commercial areas. These are the Central Business, General Business, Commercial, Urban Mixed Use, Local Business and Village zones. These zones deliver the activity centre hierarchy and reflect Kingborough's main business and retail centres.

What are the main business and commercial zones and how do they differ from those in the Kingborough Interim Planning Scheme 2015 (KIPS2015)?

The [Central Business Zone](#) is aimed at the primary activity centres and concentrates on higher-order business, commercial, retail, administrative, professional, community, and entertainment functions. The Central Business Zone of the Tasmanian Planning Scheme is similar to the Central Business Zone of the KIPS2015 and has only been applied to Kingston's Central Business Area that is a direct translation from the KIPS2015. Examples of the General Business Zone in Kingborough include Westside Circle, Kingston and Kingston Town.

The [Commercial Zone](#) provides for retailing, service industries, storage and warehousing that require large floor or outdoor areas for the sale of goods or operational requirements. These uses normally require high levels of vehicle access and customer parking. The zone also provides for a mix of use and development that supports and does not compromise the viability of other retail and business centres, but rather complements the other centres' purposes. Examples of the Commercial Zone include land in the Mertonvale Circuit area, Australian Antarctic Division, Council's depot and Bunnings properties – all located within an area on the southern edge of Kingston near Algona Roundabout. The Commercial Zone of the Tasmanian Planning Scheme is similar to the Commercial Zone of the KIPS2015. Consequently, the Commercial Zone has been applied to areas generally consistent with the zone application under the KIPS2015.

The [General Business Zone](#) is generally intended for larger business and retail sites. The General Business Zone of the Tasmanian Planning Scheme is similar to the General Business Zone of the KIPS2015 and as such it has only been applied to Westside Circle, Kingston and Kingston Town, which is a direct conversion from the KIPS2015.

The [Urban Mixed Use Zone](#) facilitates a mix of residential, retail, community services and commercial activities in urban locations. It aims to support a diverse range of uses and developments that are of a type and scale that complement, rather than compromise or distort, the role of surrounding activity centres within the activity centre hierarchy. The Urban Mixed Use Zone includes land within urban settlements where there is a strategic intention to create an area with a mix of uses where no particular use dominates e.g. Kingston Park, and land in urban areas along a high-frequency public transport corridor e.g. Kingston Green Estate. The Urban Mixed Use Zone of the Tasmanian Planning Scheme is similar to the Urban Mixed Use Zone of the KIPS2015. Consequently, most of the land that is currently zoned



Urban Mixed Use under KIPS2015 will also be zoned Urban Mixed Use under the new planning scheme.

The [Local Business Zone](#) is the smaller scale business zone and provides support for business, retail, administrative, professional, community and entertainment functions that meet the needs of the local areas in Kingborough. These areas

include Taroona, Kingston Beach and Blackmans Bay, Spring Farm and Margate. The Local Business Zone of the Tasmanian Planning Scheme is similar to the Local Business Zone of the KIPS2015. Consequently, the Local Business Zone has been applied to areas generally consistent with the zone application under the KIPS2015.

The [Village Zone](#) provides for the smaller rural centres where there is an unstructured mix of residential, commercial activities and community type services and where there is a desire to maintain this mix. Examples of where the Village Zone exists include Snug, Kettering, Woodbridge, Middleton and Alonnah. The Village Zone of the Tasmanian Planning Scheme is similar to the Village Zone of the KIPS2015. The Village Zone has therefore only been applied to areas in the municipality where it is a translation from the KIPS2015.

