

Tasmanian Planning Scheme

Rural Living Areas

The Rural Living Zone is the most predominant residential zone in the municipality's rural areas. It facilitates residential use or development on spacious lots within a rural environment. The zone is prevalent in areas such as Leslie Vale, Sandfly, Allens Rivulet, outer areas of Margate, Kettering, Woodbridge, Middleton, Gordon and a couple of smaller coastal settlements on Bruny Island.

How does the Rural Living Zone of the Tasmanian Planning Scheme differ from the Rural Living Zone of the Kingborough Interim Planning Scheme (KIPS2015)

Even though there are similarities between the [Rural Living Zone](#) in the Tasmanian Planning Scheme and the Rural Living Zone of the Kingborough Interim Planning Scheme, some development controls are different such as setbacks and the provisions relating to subdivision.

In addition to residential uses, the Rural Living Zone will continue to allow for land uses such as general retail and hire, resource development and processing, manufacturing and processing, vehicle fuel sales and service, visitor accommodation, veterinary centres, places of worship, art and craft centres, domestic animal breeding, boarding or training, childcare centres and emergency services.

In terms of subdivision potential, the Rural Living Zone will continue to provide a variety of minimum lot sizes to accommodate a range of existing situations. The Kingborough Interim Planning Scheme 2015 provides for two sub-areas with different minimum lot size requirements:

- Area A – with a minimum lot size requirement of 2.5ha; and
- Area B – with a minimum lot size requirement of 5ha.

The Tasmanian Planning Scheme will have four sub-areas where different minimum lot sizes are provided:

- Area A – with a minimum lot size requirement of 1ha;
- Area B – with a minimum lot size requirement of 2ha;
- Area C – with a minimum lot size requirement of 5ha; and
- Area D – with a minimum lot size requirement of 10ha.

The Landscape Conservation Zone is another zone proposed for some of the rural living areas in Kingborough. More information on that zone is available in the Kingborough Draft LPS Supporting Document and in the Landscape Conservation Zone fact sheet.

