APPENDIX 10 PROPOSED LAND USES AND POTENTIAL ZONINGS FOR THE SITE



1

Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use		Use	Residential	Density Residential	Recreation	Enterprise	Business	General	Infrastructure
						Corridor	Park	Industrial	
Tourism									
Lifestyle shops and cafes	Permissible as Shops, Neighbourhood Shops, Food and Drink Premises, Business Premises and Office	Permissible as Commercial Premises	Commercial Premises are prohibited in this zone, except for Neighbourhood Shops and Home Businesses	Prohibited	Permissible as Restaurants and Cafes and Kiosks	Permissible as Restaurants and Cafes and Business premises, Neighbourhood shops and Office premises	Permissible as Restaurants and Cafes and Office premises	Permissible as Neighbourhood shops	Prohibited
Boutique hotel and spa	Premises Permissible as Hotel or Motel Accommodation, Bed and Breakfast Accommodation or Eco-Tourist Facility. Note that Farm Stay Accommodation is Prohibited.	Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco- Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco- Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Bed and Breakfast Accommodation. Note that Hotel or Motel Accommodation, Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Hotel or Motel Accommodation and Eco-Tourist Facility.	Permissible as Hotel or Motel Accommodation	Permissible as Hotel or Motel Accommodation	Prohibited	Prohibited
Heritage storytelling walking tour	Permissible as Environmental Facility and Recreation Area	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Permissible as Recreation Areas.	Permissible as Recreation Areas and Environmental Facilities	Prohibited	Permissible as Recreation Areas and Recreation areas (outdoors)	Recreation Areas are permissible in this zone, while Environmental Facilities are prohibited	Prohibited
Picnic on the lawns	Permissible as Recreation Area	Permissible as Recreation Area	Permissible as Recreation Area	Permissible as Recreation Area.	Permissible as Recreation Areas, Environmental Facility	Prohibited	Permissible as Recreation Areas and Recreation areas (outdoors)	Permissible as Recreation areas	Permissible as Recreation areas
Portland driving tour app	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent	Does not require consent

Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use	5	Use	Residential	Density Residential	Recreation	Enterprise Corridor	Business Park	General	Infrastructure
								Industrial	
Winter fair and pop up skating	Permissible as Market and Recreational Facility (Outdoor)	Markets are permitted in this zone while Recreational Facilities (Outdoor) are prohibited	Markets and Recreational Facilities (Outdoor) are prohibited in this zone	Markets and Recreational Facilities (Outdoor) are prohibited in this zone.	Permissible as Market and Recreational Facility (Outdoor)	Prohibited	Recreation facilities (outdoor) are permitted, while Markets are prohibited in this zone	Prohibited	Prohibited
Wild harvest farm tours	Food and Drink Premises are permissible in this zone.	Food and Drink Premises are permissible in this zone.	Food and Drink Premises are prohibited in this zone	Food and Drink Premises are prohibited in this zone.	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay Accommodation are prohibited	Prohibited	Prohibited
Wellness retreat	Permissible as Hotel or Motel Accommodation, Bed and Breakfast Accommodation or Eco-Tourist Facility. Note that Farm Stay Accommodation is Prohibited.	Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco- Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Hotel or Motel Accommodation or Bed and Breakfast Accommodation. Note that Eco- Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Bed and Breakfast Accommodation. Note that Hotel or Motel Accommodation, Eco-Tourist Facility, Farm Buildings and Farm Stay Accommodation are all prohibited in this zone.	Permissible as Hotel or Motel Accommodation, Bed and Breakfast Accommodation or Eco-Tourist Facility. Note that Bed and Breakfast Accommodation and Farm Stay Accommodation are Prohibited.	Permissible as Hotel or Motel Accommodation	Permissible as Hotel or Motel Accommodation	Prohibited	Prohibited
Camping and caravanning park	Permissible as Camping Grounds or Caravan Parks	Prohibited in this zone. Also note that Backpackers' Accommodation is permissible in this zone	Caravan Parks are permissible but Camping Grounds are prohibited in this zone. Also note that Backpackers' Accommodation are also permissible in this zone	Caravan Parks are permissible but Camping Grounds are prohibited in this zone.	Permissible as Camping Grounds or Caravan Parks	Prohibited	Prohibited	Prohibited	Prohibited

Proposed	RU5 Village	B4 Mixed Use	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use				Density Residential	Recreation	Enterprise Corridor	Business Park	General	Infrastructure
								Industrial	
Culture									
Adaptive reuse artists' studios	Permissible as an Information and Education Facility, Community Facility or Business Premises	Permissible as an Information and Education Facility or Community Facility	Permissible as a Home Business or Community Facility	Permissible as a Home Business or Community Facility	Permissible as an Information and Education Facility or Community Facility	Permissible as an Information and Education Facility, Community Facility or Business Premises	Permissible as an Information and Education Facility or a Community Facility	Permissible as a Community Facility	Prohibited
Multipurpose cultural centre	Permissible as Community Facilities or Function Centres	Permissible as Community Facilities or Function Centres	Permissible as Community Facility	Permissible as Community Facility	Permissible as Community Facilities or Function Centres	Permissible as Community Facility	Permissible as Community Facilities or Function Centres	Permissible as a Community Facility	Prohibited
Open-air amphitheatre	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment facilities are prohibited in this zone	Entertainment facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Pop-up pottery fair	Permitted as Markets or Roadside Stalls	Permitted as Markets or Roadside Stalls	Markets and Roadside Stalls are prohibited in this zone	Markets and Roadside Stalls are prohibited in this zone	Permissible as Markets. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited	Prohibited	Prohibited
Lithgow orchestra summer concert	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Lights and outdoor cinema	Permissible as Entertainment Facilities	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Permissible as Entertainment Facilities	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone	Entertainment Facilities are prohibited in this zone
Farm to table restaurant	Permissible as Food and Drink Premises (note that Farm Stay Accommodation is prohibited)	Permissible as Food and Drink Premises (note that Farm Stay Accommodation is prohibited)	Food and Drink Premises and Farm Stay Accommodation are prohibited in this zone	Food and Drink Premises and Farm Stay Accommodation are prohibited in this zone.	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm	While Restaurants and Cafes are permissible in this zone, Agricultural land uses and Farm Stay	While Restaurants and Cafes are permissible in this zone, Agricultural land	Prohibited	Prohibited

Proposed	RU5 Village	B4 Mixed	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use		Use		Density Residential	Recreation	Enterprise	Business	General	Infrastructure
						Corridor	Park	Industrial	
					Stay Accommodation are prohibited	Accommodation are prohibited	uses and Farm Stay Accommodation are prohibited		
Community	D	D	Den 1. 11 Leans	Den 1 ditte		Den in it le series	D	D	D. J. H. H. J.
Active	Permissible as a Community Facility	Permissible as a Community	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community Facility	Permissible as a Community	Permissible as a Community	Prohibited
agriculture	(note that more	Facility (note	(note that more	(note that more			Facility	Facility	
(farm +	intensive forms of	that more	intensive forms of	intensive forms of			,	/	
garden)	Agriculture are	intensive forms	Agriculture are	Agriculture are					
garacity	prohibited)	of Agriculture are prohibited)	prohibited)	prohibited)					
Portland	Permissible as	Permissible as	Markets and	Markets and	Permissible as	Prohibited	Prohibited	Prohibited	Prohibited
spring fair and	Markets, Roadside	Markets, Roadside Stalls	Roadside Stalls are	Roadside Stalls are	Markets. However,				
car show	Stalls	Roduside Stalls	prohibited in this zone	prohibited in this zone	Roadside Stalls are prohibited in this				
					zone				
Diverse mix of	Dual Occupancies,	Shop top	The following types	The following types	All residential	All residential	All residential	All residential	All residential
housing	Dwelling Houses, Secondary	housing and Residential	of Residential Accommodation are	of Residential Accommodation are	accommodation (apart from Seniors	accommodation is prohibited in this	accommodation (apart from	accommodation is prohibited in	accommodation is prohibited in this
(including	Dwellings and	Apartment	permissible in this	permissible in this	Housing is	zone	Serviced	this zone	zone
large lots,	Serviced	Buildings are	zone: Attached	zone: Attached	prohibited in this		apartments) is		
traditional lots,	Apartments are the only forms of	permitted, whereas Dual	Dwellings, Dual Occupancies,	Dwellings, Boarding Houses, Dual	zone)		prohibited in this zone		
	Residential	Occupancies,	Dwelling Houses,	Occupancies,			20110		
cottage lots,	Accommodation	Dwelling Houses	Multi-Dwelling	Dwelling House,					
seniors'	permitted in this zone	and Multi- Dwelling Houses	Housing, Residential Flat Buildings, Semi-	Group Homes, Multi- Dwelling Housing,					
apartments	-	are prohibited.	Detached Dwellings,	Seniors Housing,					
and seniors'			Serviced Apartments and Shop Top	and Shop Top Housing. Whereas					
villas)			Housing	Residential Flat					
			5	Buildings, Secondary					
				Dwellings and Semi- detached Dwellings					
				are prohibited.					
Senior's	Prohibited as a	Permissible as	Permissible as	Permissible as	Permissible as	All residential	All residential	All residential	All residential
housing	form of Residential Accommodation	Seniors Housing	Seniors Housing	Seniors Housing	Seniors Housing	accommodation is prohibited in this	accommodation (apart from	accommodation is prohibited in	accommodation is prohibited in this
licability	ACCOMMODATION					zone	Serviced	this zone	zone

Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use		Use	Residential	Density Residential	Recreation	Enterprise Corridor	Business Park	General	Infrastructure
								Industrial	
							apartments) is prohibited in this zone		
Farmers market	Permitted as Markets and Roadside Stalls	Permitted as Markets and Roadside Stalls	Markets and Roadside Stalls are prohibited in this zone	Markets and Roadside Stalls are prohibited in this zone	Permissible as Markets. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited	Prohibited	Prohibited
Growing and making workshops	Permissible as a Business Premises	Permissible as a Business Premises	Permissible as a Home Business	Permissible as a Home Business	Permissible as Community Facilities	Permissible as Community Facilities	Permissible as Community Facilities	Permissible as Community Facilities	Prohibited
Swap and share coffee mornings	Permissible as Markets, Roadside Stalls or Food and Drink Premises	Permissible as Markets, Roadside Stalls or Food and Drink Premises	Markets, Roadside Stalls and Food and Drink Premises are prohibited in this zone	Markets, Roadside Stalls and Food and Drink Premises are prohibited in this zone	Permissible as Markets and Restaurants or Cafes. However, Roadside Stalls and other Food and Drink Premises are prohibited in this zone	Permissible as Cafes or Restaurants. However, Roadside Stalls are prohibited in this zone	Permissible as Cafes or Restaurants. However, Roadside Stalls are prohibited in this zone	Prohibited	Prohibited
Recreation									
Activity lake (swimming, boating, etc.)	Permissible as Water Recreation Structures	Prohibited	Prohibited	Prohibited	Permissible	Prohibited	Prohibited	Prohibited	Prohibited
Forest fun run	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited	Prohibited	Prohibited	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited	Permissible as a Recreation Facility (Outdoor)	Permissible as a Recreation area	Permissible as a Recreation area
Orienteering and nature trails	Permissible as an Environmental Facility or Recreation Area	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as a Recreation Area (note that Environmental Facilities are	Permissible as an Environmental Facility or Recreation Area	Prohibited	Permissible as a Recreation area	Permissible as a Recreation area	Permissible as a Recreation area

Proposed	RU5 Village	B4 Mixed	R1 General	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use		Use	Residential	Density Residential	Recreation	Enterprise Corridor	Business Park	General	Infrastructure
								Industrial	
		prohibited in this zone)	prohibited in this zone)	prohibited in this zone)					
Motorsports and cycle area	Permissible as a Recreation Facility (Outdoor)	Prohibited as a Recreation Facility	Prohibited as a Recreation Facility (Outdoor)	Prohibited as a Recreation Facility (Outdoor)	Permissible as a Recreation Facility (Outdoor)	Prohibited	Prohibited	Prohibited	Prohibited
Tough mudder endurance race	Permissible as a Recreation Facility (Outdoor), Environmental Facility	(Outdoor) Prohibited as a Recreation Facility (Outdoor) or Environmental Facility	Prohibited as a Recreation Facility (Outdoor) or Environmental Facility	Prohibited	Permissible as a Recreation Facility (Outdoor), Environmental Facility	Prohibited	Permissible as a Recreation Facility (Outdoor)	Permissible as a Recreation area	Permissible as a Recreation area
Employment L									
Bulky goods premises	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Business premises	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Commercial premises	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Garden centre	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Hardware and building supplies	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
High technology industry	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited

Proposed	RU5 Village	B4 Mixed Use	R1 General Residential	R2 Low	RE2 Private	B6	B7	IN1	SP2
Land Use				Density Residential	Recreation	Enterprise Corridor	Business	General	Infrastructure
							Park	Industrial	
Landscaping and material supplies	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Light industry	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Office premises	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Prohibited	Prohibited
Plant nursery	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited
Rural supplies	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited
Timber yard	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Permitted	Prohibited
Vehicle sales or hire premises	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Prohibited	Permitted	Prohibited
Warehouse or distribution centre	Permitted	Permitted	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted	Prohibited
Waste or resource management facility	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Only Waste or resource transfer station permitted	Prohibited	Prohibited	Permitted