

FREQUENTLY ASKED QUESTIONS

Zones and Reserves

What is a zone?

A zone is a designated area of land which specifies how the land can be used and developed.

What is a reserve?

A reserve is designated area of land set aside for a public purpose such as parks, roads and community facilities.

What zones and reserves in Local Planning Scheme No.3 (LPS3)?

LPS3 includes zones and reserves from the model provisions.

- The proposed zones are:
  - Residential
  - Mixed Use
  - Neighbourhood Centre
  - Centre
- The proposed reserves are:
  - Public Open Space
  - Civic and Community
  - Public Purposes

These are shown on the Scheme Map.

What has informed the zoning and reserves in draft LPS3?

- Zones are based on the Local Planning Strategy which sets out the long-term planning direction for the city.
- Reserves are generally based on the Strategy along with the ownership or management of the land, such as public reserves and management orders.

Is zoning changing under LPS3?

Yes. The zones under LPS3 replace the 'Scheme Use Areas' in City Planning Scheme No. 2 (CPS2). For example:

- The Mixed Use zone generally applies to land within the current Office/Residential, Residential/Commercial and Commercial Scheme Use Areas.
- The Neighbourhood Centre zone applies to land within the current Town Centre Scheme Use Area.
- The Centre zone generally applies to the land within the City Centre Scheme Use Area.

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