

*KUR-World*

# Appendix 3b

## Applicable Land Use Definitions

Environmental Impact Statement



## APPENDIX 3B –APPLICABLE LAND USE DEFINITIONS

Use	Definition	Examples include	Does not include the following examples
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Bar	Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.		Club, hotel, nightclub entertainment facility, tavern
Caretaker's residence	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship

Use	Definition	Examples include	Does not include the following examples
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel

Use	Definition	Examples include	Does not include the following examples
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
Hospital	Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.		Health care services, residential care facility
Hotel	Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Use	Definition	Examples include	Does not include the following examples
Low impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> <li>• negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</li> <li>• minimal traffic generation and heavy-vehicle usage</li> <li>• demands imposed upon the local infrastructure network consistent with surrounding uses</li> <li>• the use generally operates during the day (e.g. 7am to 6pm)</li> <li>• offsite impacts from storage of dangerous goods are negligible</li> <li>• the use is primarily undertaken indoors.</li> </ul>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Panel beating, spray painting or surface coating, tyre recycling, drum reconditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</p>
Major electricity infrastructure	<p>All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i>.</p> <p>The use may include ancillary telecommunication facilities.</p>	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	Flea market, farmers market, car boot sales	Shop, roadside stall

Use	Definition	Examples include	Does not include the following examples
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> <li>• maintain a nature based focus or product</li> <li>• promote environmental awareness, education and conservation</li> <li>• carry out sustainable practices.</li> </ul>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Outdoor sport and recreation	<p>Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for safety and sustainability.</p> <p>The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.</p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Park	<p>Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities.</p> <p>Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.</p>	Urban common	Tourist attraction, outdoor sport and recreation

Use	Definition	Examples include	Does not include the following examples
Place of worship	<p>Premises used by an organised group for worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	Church, chapel, mosque, synagogue, temple	Community use, child care centre, funeral parlour, crematorium
Research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	
Resort complex	<p>Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including:</p> <ul style="list-style-type: none"> <li>• restaurants and bars</li> <li>• meeting and function facilities</li> <li>• sporting and fitness facilities</li> <li>• staff accommodation</li> <li>• transport facilities directly associated with the tourist facility such as a ferry terminal and air services.</li> </ul>	Island resort	

Use	Definition	Examples include	Does not include the following examples
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> <li>• has a right to occupy one or more rooms</li> <li>• does not have a right to occupy the whole of the premises in which the rooms are situated</li> <li>• may be provided with separate facilities for private use</li> <li>• may share communal facilities or communal space with one or more of the other residents.</li> </ul> <p>The use may include:</p> <ul style="list-style-type: none"> <li>• rooms not in the same building on site</li> <li>• provision of a food or other service</li> <li>• on site management or staff and associated accommodation.</li> <li>• Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></li> </ul>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store	Adult store, food and drink outlet, showroom, market



Use	Definition	Examples include	Does not include the following examples
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Substation	<p>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</p> <ul style="list-style-type: none"> <li>• converting or transforming electrical energy from one voltage to another</li> <li>• regulating voltage in an electrical circuit</li> <li>• controlling electrical circuits</li> <li>• switching electrical current between circuits</li> <li>• a switchyard or</li> <li>• communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications.</li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio, including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>

Use	Definition	Examples include	Does not include the following examples
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and postproduction facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing onsite entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Utility installation	<p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> <li>• supply or treatment of water, hydraulic power or gas</li> <li>• sewerage, drainage or stormwater services</li> <li>• transport services including road, rail or water</li> <li>• waste management facilities or</li> <li>• network infrastructure.</li> </ul> <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p>	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot

Use	Definition	Examples include	Does not include the following examples
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop