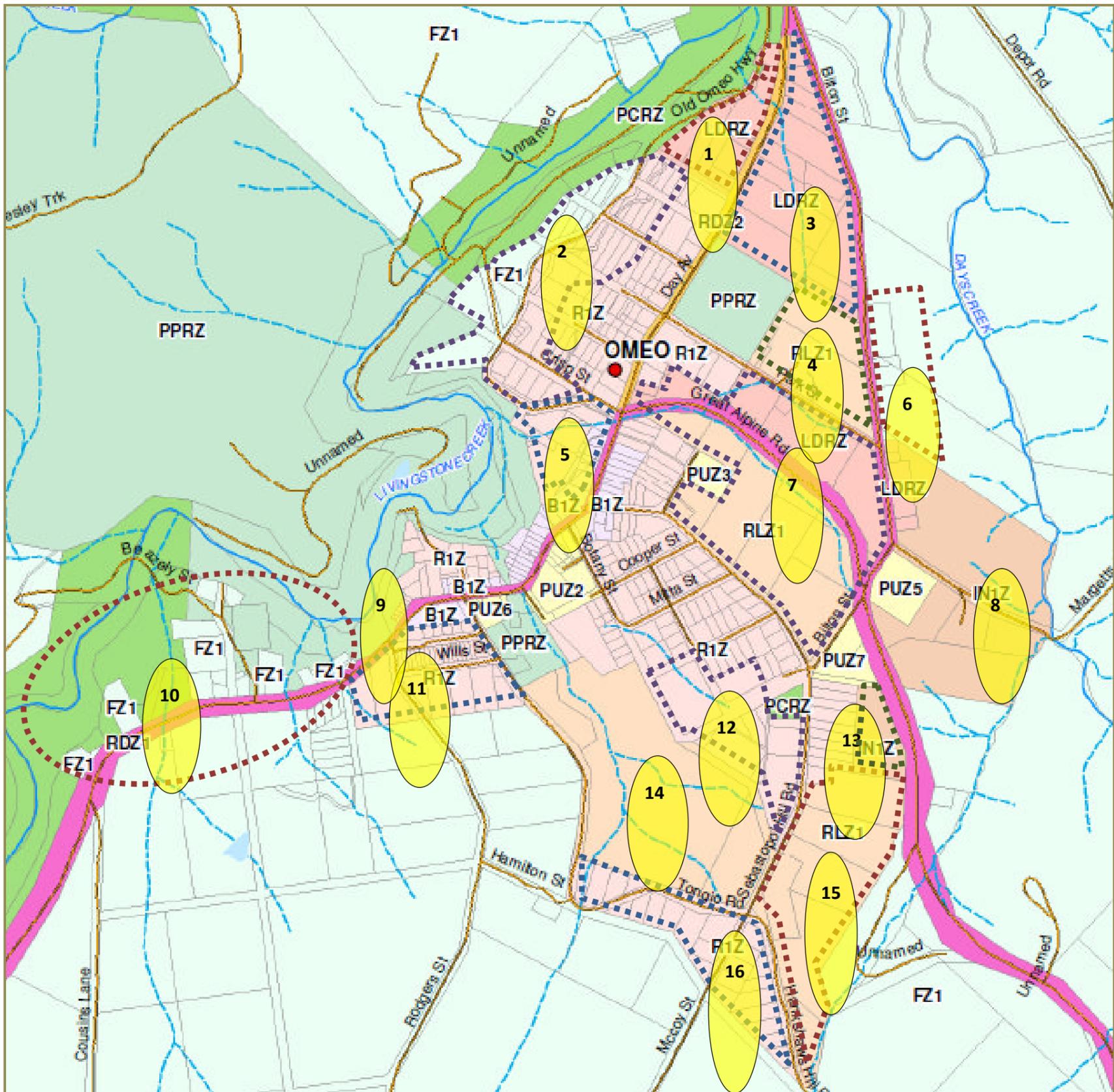


OMEZO ZONING REVIEW: RECOMMENDED CHANGES



OMEZO ZONING REVIEW: TABLE OF RECOMMENDED CHANGES

1. Remain LDRZ to limit further subdivision due to steep land and proximity to Livingstone Creek.	2. Restructure Overlay and back-zone R1Z to RLZ or LDRZ with higher scheduled size; current lot layout does not reflect actual constructed roads.	3. Remain LDRZ due to distance from town centre: Consider Policy regarding preferred subdivision layout, i.e. no battleaxe Lots, access, servicing etc.	4. Rezone to R1Z subject to servicing, needs of Omeo Saleyards. Potential location of Mixed Use or industrial use on Highway frontage. Note: items 4 & 7 could be included as part of one structure planning process.
5. Rezone to B1Z and/or restructure area to the rear of retail; sloping vegetated site unsuited for standard residential development; consolidate road reserves.	6. Industrial 1 Zone to reflect existing Industrial use and land constraints; remove DDO7.	7. Rezone to R1Z with IPO or DPO or 'Central Structure Plan'. Issues include water buffers (CMA), vegetation, pedestrian & cycling paths, and servicing. Note: items 4 & 7 could be included as part of one structure planning process.	8. Consider rezone to RCZ or DDO along eastern edge of IN1Z due to proximity to watercourse, vegetation and slope.
9. Assess appropriateness of R1Z lots to immediate west of car park; slope, access and servicing issues: consider back-zone and/or RO.	10. Rezone scattered FZ lots to RLZ1 – would be exempt from requirements of Ministerial Direction No 6.	11. Restructure small narrow lots. Consider DPO due to road and servicing issues. Area to the west of Tongio Road could be long term residential expansion as sewer and water services run along Tongio Road.	12. Rezone to LDRZ with potential for restructure RO due to roads, servicing proximity to water courses; map data indicates limited ownership which may help in restructuring.
13. IN1Z with steep frontage to Great Alpine Road & proximity to R1Z and access difficulties. Consider back-zone to or DDO controls.	14. RLZ1 Appropriate due to topography and number of watercourses.	15. LDRZ on vacant land; however due to slope, vegetation and close watercourse RLZ1 appropriate.	16. Rezone to LDRZ to limit further subdivision – could be justified through local policy support.