

## **GENERAL ZONE TYPES (GZTs)<sup>1</sup> CLASSIFICATION SCHEME**

### **1 INTRODUCTION**

This outline of the GZT categories and associated guidelines reflects feedback on version 1 of the scheme outline which was obtained from the city and surrounding county Planning Authorities officials who attended the Myplan workshop held on 3 May 2011 held in Custom House. It also incorporates feedback from these local authority personnel on a version 2 document.

This version 3 classification scheme sets out the basis on which local authorities should classify the zones in their existing adopted Development and/or Local Area Plans into the GZT scheme.

### **2 GZT CATEGORIES**

Each separate existing zone in an adopted Development and/or Local Area Plan would need to be classified into one of the GZTs indicated in the table below. Guidelines in relation to each of the categories are set out in section 3.

<b>GZT No</b>	<b>GZT CATEGORY</b>
	<b><i>Primary Sector</i></b>
P1	Agriculture
P2	Forestry
P3	Aquaculture and fishing
P4	Quarrying / mining
P5	Mixed/general primary sector uses, including 'rural'
P6	Other primary sector uses
	<b><i>Commerce / Industry / Enterprise / Economic Development</i></b>
	<b><i>Commercial, retail</i></b>
C1.1	Commercial, retail
C1.2	Retail warehouse
	<b><i>Industrial, enterprise, employment</i></b>
C2.1	Industrial, enterprise, employment
C2.2	General industry
C3	Office, business/technology park and related
C4	Warehouse (excluding retail warehouse)
C5	Tourism and related
C6	Mixed/general commercial/industrial/enterprise uses
C7	Other commerce/industrial/enterprise uses
	<b><i>Community Services / Facilities</i></b>
S1	Education
S2	Health and related
S3	Community facilities

<sup>1</sup> Version 3 dated 16 June 2011

S4	General public administration
S5	Mixed/general community services/facilities uses
S6	Other community services/facilities uses
<b><i>Networks and Basic Infrastructure/Utilities</i></b>	
<i>Transport</i>	
N1.1	Road
N1.2	Rail
N1.3	Airport
N1.4	Seaport/Harbour
N1.5	Mixed/general transport uses
N1.6	Other transport/general uses
<i>Water / wastewater</i>	
N2.1	Water
N2.2	Wastewater
N2.3	Mixed/general water/wastewater uses
N2.4	Other water/waste water uses
<i>Gas and electricity</i>	
N3.1	Gas
N3.2	Electricity
N3.3	Mixed/general gas and electricity uses
N3.4	Other gas and electricity uses
N4	Telecommunications
N5	Solid waste
N6	Other networks and basic infrastructure/utilities uses
<b><i>Residential</i></b>	
R1.1	New/proposed residential, Very high density
R1.2	New/proposed residential, High density
R1.3	New/proposed residential, Medium density
R1.4	New/proposed residential, Low density
R1.5	New/proposed residential, Very low density
R1.6	New/proposed residential, No density specification possible
R2.1	Existing residential, Very high density
R2.2	Existing residential, High density
R2.3	Existing residential, Medium density
R2.4	Existing residential, Low density
R2.5	Existing residential, Very low density
R2.6	Existing residential, No density specification possible
R3.1	Residential, mixed residential and other uses, Very high density
R3.2	Residential, mixed residential and other uses, High density
R3.3	Residential, mixed residential and other uses, Medium density
R3.4	Residential, mixed residential and other uses, Low density
R3.5	Residential, mixed residential and other uses, Very low density
R3.6	Residential, mixed residential and other uses, No density specification
R4.1	Strategic Residential Reserve, Very high density
R4.2	Strategic Residential Reserve, High density
R4.3	Strategic Residential Reserve, Medium density
R4.4	Strategic Residential Reserve, Low density
R4.5	Strategic Residential Reserve, Very low density

R4.6	Strategic Residential Reserve, No density specification possible
	<b>'Green' / Recreation / Conservation</b>
G1	Open space, park
G2	Walkway, cycleway, bridle path
G3	Conservation, amenity or buffer space, corridor/belt, landscape protection
G4	Active open space
G5	Mixed/general 'green'/recreation/conservation, other
	<b>Mixed Use</b>
M1	Mixed Use, general development, opportunity/proposal site
M2	City/Town/village Centre, central area
M3	District, neighbourhood centre
M4	Built up area
M5	Other mix of uses
	<b>Other</b>
O1	Strategic reserve, White land
O2	General

### 3 GUIDELINES

#### General Classification Guidelines

It is likely that in many cases there will not be an exact match between the zone names in the adopted Plan and the GZT zone categories<sup>2</sup>. Thus judgement calls will be required in almost all cases when making the allocation of Plan zones into the GZT categories. Planning staff are most familiar with the key features of zones and they are in the best position to make the required calls.

##### **General Guideline 1 – Judgement Calls**

Zones have a variety of features, including for example a name, an objective, what uses would be permitted/not permitted/open for consideration, density, and other features. When making the classification into the GZT categories the three most important factors to take into account are the main or primary objective of the zone, the permitted uses and the zone name. Normally there will be a close alignment between these three features, but in circumstances where there is some doubt then the objective/purpose/intention of the zone should provide the main guidance.

##### **General Guideline 2 – Mixed Use at Sub-category Level**

At the sub-category level in the case of almost all high level GZT categories (eg Primary Sector, Residential etc) provision has been made for a 'mixed use' sub-category. This is to provide for the cases where a zones objective provides for more than one type of use within the broad GZT category.

##### **General Guideline 3 – Other Use at Sub-category Level**

Within each of the high level GZT categories there are specific 'sub-categories' (eg Forestry, Quarrying / Mining in the Primary Sector etc), as well as an 'Other' sub-

<sup>2</sup> The following terminology in relation to the GZT categories is used. 'High level category' refers to a GZT at the highest level (eg Residential, Primary Sector etc). Sub-category refers to a GZT at the next more specific level (eg New/proposed residential (R1), Existing residential (R2) etc) and sub-sub-category refers to the relatively small number of cases where a sub-category is split up into further categories (eg Water (N2.1)).

category. If there is any significant doubt regarding into which GZT sub-category a zone in the adopted Plan should be allocated, then it would be appropriate to allocate it to the sub-category 'Other' within the most appropriate high level GZT category.

#### **General Guideline 4 – Straddling Broad GZT Categories**

If a zone in an adopted Plan straddles more than one high level GZT category and there is no particular or significant emphasis or 'preference' given to one of the broad categories, then this zone should be allocated to one or other of two sub-categories in the catchall 'Other' category (O).

If a zone in the adopted Plan does not fit within any of the high level GZT categories then it should be allocated to the catchall 'Other general' category (ie O2).

#### **General Guideline 5 – No Zone Names**

In cases where no zone names are given but instead a zone is defined by an objective (eg 'Zone B - To protect the amenity of exiting residential development') then that zone should be classified into the GZT which most closely relates to the objective.

### **Primary Sector**

In essence this high level GZT category is intended to provide for zones which deal mainly with exploiting the physical resource base.

**Agriculture** (P1) is a sub-category intended to provide for zones directed at farming and related activities.

**Forestry** (P2) would include for example zones where growing trees for commercial gain would be the main use. It would exclude zones for the protection of natural wooded areas as these zones would have a nature conservation or related intended main use.

**Aquaculture and fishing** (P3) would for example include zones which cover land or water areas which are intended to be used for fishing or aquaculture purposes.

**Quarrying/mining** (P4) is a sub-category to provide for zones where extraction of stone or aggregate is the main intended use.

**Mixed/general primary sector uses, including rural** (P5) is a sub-category intended for zones which have as a main purpose the provision of any two or more of the other listed Primary Sector purposes (agriculture, forestry etc). Zones which fall into this sub-category would not indicate any preference between the zones which fall into the other listed sub-categories.

**Other primary sector** (P6) is a catchall sub-category which is intended to cater for any Primary Sector zones which do not fit well into any of the other sub-categories within this Primary Sector GZT category. It is not envisaged that this sub-category will be often used as in particular the mixed sub-category (P5) would cater for many of the zones which do not easily fall within the other sub-categories (ie P1 to P4).

### **Commerce / Industry / Enterprise / Economic Development**

**Commercial, retail** would include any form of commercial or retail zone where the main aim is to sell goods or services to the public.

- ❖ **Commercial, retail** (C1.1) would provide for any zoning which has commercial and/or retail activities as the main purpose. However retail warehouses would be excluded from this sub-sub-category.
- ❖ **Retail warehouse** (C1.2) Given the prevalence of retail warehouse zonings and the particular conditions associated with this use, this type of zone is identified as a sub-sub-category.

**Industrial, enterprise, employment** refers to zones where manufacturing and the provision of related services are the primary intended uses.

- ❖ **Industrial, enterprise, employment** (C2.1) would provide for any zoning which has these uses as the main purpose. However general industrial zones would be excluded from this sub-sub-category.
- ❖ **General industry** (C2.2) zones would provide for industrial uses which could have a substantial amenity and other impact and thus this type of industry is specifically identified as a separate sub-sub-category. Sometimes the term 'heavy industry' is used to describe the types of industrial uses which would occur in this zone type.

**Office, business/technology park and related** (C3) is a sub-category for zones where office or technology/research facilities are the main intended uses.

**Warehouse** (C4) is a sub-category where the primary use would be the storage of goods, equipment etc. Retail warehouse zones are not included in this sub-category due to their significant retail function.

**Tourism and related** (C5) would for example include zones where the main uses would be hotels, marinas or other types of uses which are directed mainly at servicing tourists/holiday makers.

**Mixed/general commercial/industrial/enterprise** (C6) sub-category would cater for zones where there is a mix of one or more of the other specific sub-categories (C1 to C5) in a way where there is no clear preferences or predominance for any one of the uses indicated in these other sub-categories.

**Other commercial/industrial/enterprise/economic development** (C7) is a catchall sub-category intended to cater for any commerce/industry/enterprise/economic development use which does not fit into any of the other sub-categories C1 to C6. It may be expected that this sub-category would be infrequently used given the range of other sub-categories (C1 to C5) and the mixed sub-category (C6).

### **Community Services / Facilities**

In essence this broad GZT category is intended to cater for the range of social or community services or facilities which are provided mainly but not exclusively by the public sector.

**Education** (S1) would for example include all types of zone where the land would primarily be used for teaching or training and would include any type school (pre-primary, primary, secondary), as well as land zoned for university, institute of technology or other post school proposes. The means of provision, public or private, is not a relevant factor when viewing zones in this sub-category.

**Health and related** (S2) would for example include hospitals and clinics, whether provided through public or private means.

**Community facilities** (S3) would for example include nursing homes, cemeteries, community halls and any other facility which are intended to provide some form of community service. Public or private delivery is not a factor in this case.

**General public administration** (S4) would for example include local authority or government department offices and non-commercial state agencies uses.

**Mixed/general services/community facilities** (S5) would include cases where the zone indicates a range of different possible uses of a community services/facilities nature (ie more than one of the S1 to S4 sub-categories).

**Other community services/facilities** (S6) is a catchall category which would probably only be used very occasionally but would provide for zones which provided some form of specific community service/facility which is not covered by the other categories (S1 to S5).

#### ***Networks and Basic Infrastructure/Utilities***

In essence this GZT category is to provide mainly for the physical engineering services which are needed to support modern living and working.

**Transport** is a sub-category related to the movement of people or goods. It is one of the sub-categories which is subdivided into lower level categories (tsub-sub-categories), mainly because of the very significant difference between the uses in these sub-sub-categories.

- ❖ **Road** (N1.1) would cover roads but also for example include service stations and bus depots. It would also include cases where 'proposed road' is indicated on a zoning map.
- ❖ **Rail** (N1.2) would in addition to rail lines include stations and marshalling yards.
- ❖ **Airport** (N1.3) would include landing strips. Major airports can be a source of considerable enterprise development. However the primary purpose of an airport zone is to provide for air travel and thus the zone should be categorised into this sub-sub-category.
- ❖ **Seaport/harbour** (N1.4) would for example include quays, loading/unloading areas and storage areas which are used mainly for goods storage. It would include facilities related to commercial fishing and docking of cruise liners or ferries, but would exclude marinas where the intention is to provide mainly for small pleasure craft. Seaports/harbours can provide for substantial amounts of enterprise activity but as the primary purpose is of a transport nature they should be categorised into this sub-sub-category.
- ❖ **Mixed general transport** (N1.5) provides for the case where a zone would have as a main use two or more of the above uses (ie of N1.1 to N1.4).
- ❖ **Other** (N1.6) is the catchall sub-sub-category which would be used when a zone intended to provide mainly for transport uses does not fit well into any of the other sub-sub-categories (ie N1.1 to N1.5).

**Water/Wastewater** is a sub-category intended to cater for any zonings which relate mainly to the purification, storage and/or the distribution of water.

- ❖ **Water** (N2.1) would include reservoirs, processing plants, pump station areas. It would include dams where the primary purpose is as a source of raw water.
- ❖ **Wastewater** (N2.2) would provide for zones which relate to sewerage treatment works, pump stations or other related facilities.
- ❖ **Mixed/general water/wastewater** (N2.3) would apply when no distinction is made between water and wastewater related facilities.

- ❖ **Other water/wastewater** (N2.4) uses is the catchall sub-sub-category which may be expected to be used only infrequently given that virtually all water and wastewater related zones should be covered in one of the above three sub-sub-categories.

### **Gas and electricity**

- ❖ **Gas** (N3.1) would provide for any zones which relate mainly to the storage, processing or distribution of gas.
- ❖ **Electricity** (N3.2) would provide for any zones which provide mainly for the generation or distribution of electricity. Wind farms, pump storage electricity generation facilities would be included into this sub-sub-category. If powerline routes are designated as zones then they would fall within this sub-sub-category.
- ❖ **Mixed/general gas and electricity** (N3.3) would provide for the probably unlikely case of zones which provide for both gas and electricity uses.
- ❖ **Other gas and electricity infrastructure/facilities** (N3.4) is the catchall category to cater for any zones which relate mainly to gas and electricity matters but which fall outside of the sub-sub-categories N3.1 to N3.3.

**Telecommunications** (N4) would for example provide for zones which relate to telecommunications masts.

**Solid waste** (N5) would provide for example for zones where the main use would be solid waste disposal sites, incinerators, bring banks, etc.

**Other networks and basic infrastructure/utilities** (N6) is the catchall sub-category which may be expected to be used only infrequently given that virtually all network and services/utilities related zones should be covered in one of the other sub-categories or sub-sub-categories (N1 to N5).

## **Residential (R)**

Two types of residential information will be incorporated into Myplan, namely, the type of residential zone (R1 to R4), and also the maximum, permitted or indicative density of residential development (.1 to .6). These two items are combined in the ZONE\_GZT field for residential zones.

GZT codes for residential zones should be entered in the format Rx.y where:

- x is the residential zone type - 1,2,3 or 4 (**not 5**)
- y is the density category 1,2,3,4,5 or 6 (**not preceded by 'R5.'**)

Examples of these codes are as follows:

R1.3 (new residential, medium density)  
 R2.1 (existing residential, very high density)  
 R2.6 (existing residential, no density specification)  
 R3.5 (mixed residential, very low density)

**New/proposed residential, strategic residential reserve** (R1) is a sub-category which applies where the zone relates only to undeveloped land where the intention is for residential development to take place.

**Existing residential** (R2). Some plans distinguish between residential zones where the land involved is undeveloped ,and where there is existing housing. The zones

related to this latter category are most frequently termed 'Existing Residential', or some very similar name. Such zones would be classified into this sub-category.

**Residential, mixed residential and other uses** (R3). This sub-category provides for cases where residential zones do not fall directly into one of the sub-categories R1 or R2, or when there is a distinct component of the zone which enables other residential type or related uses to occur in the zone. It is a catchall sub-category which could be used in the case of zones which have a primary or strong residential intention but which straddle the other residential sub-categories

**Strategic residential reserve** (R4). A number of plans identify areas which are intended for residential development at some future date. Normally no details regarding the density or form of residential development which should occur in these areas are set out in the Plan.

Densities may be determined in different ways, such as maximum (or indicative) dwellings per hectare, floor area ratio (FAR), or minimum plot sizes. The primary measure of density for use in this GZT scheme would be dwellings per **net** hectare. If density is expressed in terms of gross dwellings per hectare, FAR or minimum plot size then it would be necessary for planning staff to make calculations to convert the densities expressed by these measures into net dwellings per hectare. If indicative density levels are used in a Plan rather than maxima then these indicative levels would need to be used.

The use of terms such as very high, high etc density to describe densities are relative and thus it is necessary to provide a quantitative measure for such terms.

- ❖ **Very high** (.1) - residential densities above 70 dwellings per net hectare.
- ❖ **High** (.2) - residential densities between 50 and 70 dwellings per net hectare.
- ❖ **Medium** (.3) - residential densities between 30 and 50 dwellings per net hectare.
- ❖ **Low** (.4) - residential densities in the range 15 to 30 dwellings per net hectare.
- ❖ **Very low** (.5) – residential densities below 15 dwellings per net hectare.
- ❖ **No density specification possible** (.6) – This provides for cases where it is not possible to provide even an indicative density for residential development in a zone.

#### **'Green' / Recreation / Conservation (G)**

In essence this broad GZT category is intended for zones which cater for 'green', recreation and conservation related issues.

**Open space, park** (G1) would cater for zones where the intention is to retain areas as undeveloped and for mainly passive open space related activities. The open space/park areas could of course contain active play facilities such as children's play areas but these would be only a smaller component (say under 30%) of the overall area involved. Judgement calls may be required if the active component exceeds say 30% as to whether the zone falls within this category or the Active open space category (G4).

**Walkway, cycleway, bridal paths** (G2) is a sub-category for zones where the main intention is to provide for travel by foot, cycle or horse. They most frequently occur alongside rivers but could of course occur elsewhere. In some cases they occur as buffer corridors and could be classified into the sub-category G3 mentioned below, but

in such cases it would be more appropriate to place these zones into this sub-category where there is specific mention of their role in relation to walking, cycling or horse riding.

The **Conservation, amenity or buffer space, corridor/belt, landscape protection** (G3) sub-category is intended for zones where the main aim is to provide some level of conservation, whether of biodiversity, visual amenity or quite. Natura 2000 sites or other designations in terms of EU Directives would not be recorded as part of this GZT exercise as this is information which will be available in Myplan from other sources.

**Active open space** (G4) is a sub-category into which zones which provide for stadia, GAA pitches, golf courses, rugby or soccer fields etc should be placed. If these facilities are part of a much larger open area zone then a judgement call is required to determine if the zone falls within this sub-category or the Open space, park sub-category (G1). As a general guide, if more than 30% but less than 50% of the area would be taken up with the facilities mentioned above then it is probably the case that the zone should be classified into this sub-category, with a judgement call being required to make the final determination. However if more than 50% of the land area would be so taken up then the zone would definitely need to be classified into this sub-category.

**Mixed/general ‘green’, recreation and conservation and other** (G5). This catchall sub-category is intended to cater for those cases where a zone contains objectives which explicitly straddle two or more of the other sub-categories (G1 to G4).

#### **Mixed Use (M)**

**Mixed Use, general development, opportunity/proposal site** (M1) is a sub-category which is intended to cater for zones which are specifically mixed use in nature (eg named ‘Mixed Use’) or which although having some other name are in effect general mixed use zones (eg ‘General Development’). In the case of Opportunity Sites or Proposal Sites a judgment would need to be made regarding whether or not the intention is to provide for a wide range of uses, or to give clear preference to a specific or more focused type of development (eg residential, commercial), in which case the opportunity/proposal site zone would be more appropriately allocated to one of the other GZT categories/sub-categories/sub-sub-categories.

**City/Town/Village centre or central area** (M2). This sub-category is intended for those zones which cover central parts of cities, towns or villages. In virtually all cases a mix of uses is encouraged in these zones.

**District, neighbourhood centre** (M3) is a sub-category into which various forms of zonings related to the establishment of mixed use nodes away from the central area.

**Built up area** (M4) is to cater for zoning designations which occur only occasionally and which are intended to cover the wide range of uses which occur in areas which have already been built. The ‘Existing Residential’ zones which occur in some Plans would not be allocated into this sub-category as they invariably have objectives which relate to protecting/enhancing only one objective, namely, residential amenity.

**Other mixed uses** (M5) is the catchall sub-category which can be used in the case of a zone which clearly has a mixed use objective but which for some reason does not fit easily into the above mixed use sub-categories (M1 to M4).

#### **Other (O)**

This is a final catchall category which would only be used if a zone did not fit comfortably into any of the other categories, sub-categories or sub-sub-categories. .

**Strategic Reserve, white land** (O1) is to cater for those cases where land is zoned for development at some time in the future but no objectives or specific controls are indicated. White land is sometimes the term used for land which falls into this sub-category.

**General** (O2) This is the final catchall sub-category which is intended to be the place where any zone which does not fit into any of the other sub-categories or sub-sub-categories can be allocated. Given the extensive nature of the overall GZT classification scheme set out above it is not expected that there would be many classifications into this sub-category.