

Tasmanian Planning Scheme

Rural and Agricultural Areas

The Tasmanian Planning Scheme includes two zones for managing our rural and agricultural areas, the Rural Zone and the Agriculture Zone.

What is the purpose of the Rural and Agriculture zones and how do they differ from similar zones in the Kingborough Interim Planning Scheme 2015 (KIPS2015)?

The Rural Resource Zone in the Kingborough Interim Planning Scheme 2015 (KIPS2015) currently captures all other agricultural land. However, with the introduction of the new Agriculture Zone, in Kingborough we will be able to better manage and provide for agricultural outcomes that reflect the agricultural capability of the land. The new zone provides a much broader scope for the identification and protection of agricultural land, and priority is given to agricultural uses. The Rural Zone importantly acknowledges that significant areas of Kingborough's rural land provide a variety of other activities beyond agriculture, all of which significantly contribute to economic growth.

Both the Rural and Agriculture zones remove barriers to agricultural industries by:

- reducing setbacks for agricultural buildings such as sheds to ensure that land is not sterilised by the need to put a shed in the middle of a paddock;
- clearly delineating between the Rural and Agriculture zones and the Rural Living Zone, ensuring rural lifestyle developments avoid conflict with farming activities;
- achieving a balance between development control and allowing industry, business and communities to flourish with minimal regulation; and
- providing clear exemptions from planning codes such as the Natural Assets Code and the Scenic Protection Code to allow existing industries to continue to operate.

The [Rural Zone](#) is a new zone under the Tasmanian Planning Scheme but it is similar to the Rural Resource Zone of the KIPS2015. It provides for a range of other uses, in addition to agricultural uses, that may require a rural location for operation purposes. These include Domestic Animal Breeding, Boarding and Training, Extractive Industry, Resource Processing and a limited range of Manufacturing and Processing, Storage and other uses that are associated with agricultural uses or Resource Processing. The Rural Zone also provides for the protection of agricultural land and agricultural uses by ensuring that discretionary uses, including residential use, minimise the conversion of agricultural land and are compatible with agricultural use.

The Rural Zone has been applied in the Kingborough Draft LPS in a manner that acknowledges Kingborough's significant rural areas and that they provide a variety of activities beyond agriculture.



The [Agriculture Zone](#), as a new zone under the Tasmanian Planning Scheme, and its equivalent, the Significant Agricultural Zone in the KIPS2015, have not been used in the municipality before. The Agriculture Zone has mainly been applied to rural land that was previously zoned Rural Resource where it has been identified as land that is already used for agricultural activities or has the capability of being used for such purposes. The LPS Guidelines require that all land suitable for agriculture must be zoned Agriculture, based on the land identified in the Land Potentially Suitable for Agriculture Zone layer on LISTmap while also providing for analysis at a local level.

The Agriculture Zone applies limitations on non-agricultural uses to protect agricultural land from unnecessary conversion. However, opportunities are provided for uses that:

- require access to specific naturally occurring resources in the zone;
- require access to infrastructure only located in that area;
- require access to a particular product or material related to an agricultural use;
- service or provide support to an agricultural use;
- provide for the diversification or value-adding to an agricultural use; or
- provide essential emergency services or utility infrastructure.

What are the residential use and subdivision provisions?

Residential use in the Agriculture Zone must either be required as part of an agricultural use or located on land not capable of supporting agricultural use and not confine or restrain any adjoining agricultural use.

Subdivision in the Agriculture Zone is limited to the creation of lots for public use, utilities and irrigation infrastructure, the consolidation of lots, and for a variety of outcomes which support agricultural use.

No minimum lot size is specified for the Agriculture Zone. This recognises that the amount of land required depends on the agricultural use and the circumstances under which it operates.

Similarly, subdivision in the Rural Zone provides for the creation of lots for public use, utilities and irrigation infrastructure, and the consolidation of lots. The Rural Zone provides additional opportunities for subdivision by providing a permitted minimum lot size of 40ha and for a variety of outcomes which support activities that require a rural location, such as agriculture, resource processing and extractive industries.

It should be noted that the potential to subdivide is not limited to the consideration of the minimum lot size requirement, as there are other parts of the planning scheme (for example, the codes) that may ultimately determine the threshold of subdivision potential.

