

9 OCTOBER 2023

# Kingborough Council Agricultural Profile

Prepared for Kingborough Council



# Table of Contents

<b>Executive Summary</b>	<b>i</b>
<b>1 Introduction</b>	<b>3</b>
1.1 PROJECT CONTEXT	3
1.2 PRIMARY PRODUCTION CONTEXT IN KINGBOROUGH	3
1.3 ENTERPRISE SCALE	3
<b>2 Agriculture in Kingborough</b>	<b>6</b>
2.1 ESTIMATED VALUE OF AGRICULTURAL OPERATIONS – EXPLANATION	6
2.2 VALUE OF AGRICULTURE IN THE KINGBOROUGH LGA	7
2.3 LAND USE	13
2.4 SMALL SCALE PRODUCERS	14
<b>3 Conclusions</b>	<b>15</b>
<b>References</b>	<b>16</b>
<b>Appendix 1: Enterprise Scale</b>	<b>17</b>

# Executive Summary

This Agricultural Profile was produced to provide a snapshot of the agricultural characteristics of the Kingborough Municipality as a basis for understanding the land and water resource requirements for the main contributors and potential contributors to the agricultural output of the Municipality.

Once the characteristics of agriculture and the land and water requirements are understood, recommendations can be made for select parcels or clusters for Agriculture or Rural zoning or an alternative zone for those areas that have little or no primary production potential. This Agricultural Profile has been used in the recommendations provided in the accompanying report 'RMCG Agriculture Zone clarifications'

Whilst the Kingborough Council's contribution to the State's agricultural output based on the Australian Bureau of Statistics' data (ABS 2020-21) is relatively insignificant<sup>1</sup>, the area is important for its contribution to the State agricultural output in select enterprises; eggs and outdoor cut flowers.

The area is significant within the state for egg production by both volume and value (producing a fifth of the state's volume and value for these) (ABS, 2020-21). Kingborough also produces almost a quarter of the state's outdoor cut flowers by value.

Other major contributors to the agricultural output of the Kingborough Municipality include poultry and cherries. While their relative contribution to the Tasmanian agricultural economy is small, within the Municipality they account for just over a third of Kingborough's agricultural value. Together, eggs, poultry, cherries and outdoor cut flowers contribute to 80% of Kingborough's agricultural value. Agriculture occurs on approximately 7% (Table 2-5) of the municipal area and is spread across approximately 30 businesses.

However, these 30 businesses only relate to those captured in the ABS data, which includes businesses which have an Estimated Valued of Agricultural Operations (EVAO) of \$40 000 or greater. Therefore, the ABS data includes many non-commercial scale producers, but does not include data from small scale producers with an EVAO of less than \$40 000.

This Agricultural Profile for the Kingborough municipal area has identified the key enterprises are eggs, poultry, outdoor cut flowers and cherries. The land and water characteristics for a commercial scale operation for these enterprises are relatively minimal. For example the requirement for a perennial horticultural operation (See Table A1-2) is a minimum of 4 - 10 ha of land suitable for horticulture as well as 10-20 ML of irrigation water, with a minimum patch size of 2ha. It therefore follows that in the Kingborough Municipality land and water resources that have the potential to contribute to commercial scale activity (for example 4ha and 10ML) should be retained in the Agriculture zone where possible.

Table 2-4 shows a total area of agricultural land per municipality. The area for Kingborough is 9229 ha. In Table 2-6 the agricultural land use total is shown as 5207 ha. The difference is because Table 2-4 reflects the land areas per agricultural business, whereas Table 2-6 reflects the land area per agricultural activity. The 9229 ha includes additional land (4022 ha) that is not in agricultural production but is still part of the agricultural business.

There is approximately 9229 ha of agricultural land associated with agricultural businesses in Kingborough (Table 2-4). Of this 4022 ha is not in agricultural production but is still part of the agricultural business. Applying a non-agricultural zone to this land is discouraged as it can lead to adverse outcomes for agricultural production risk management, expansion and diversification.

---

<sup>1</sup> The Kingborough local government area (LGA) contributes 0.45% of the state's agricultural value (Table 2-1) from 0.6% (Table 2-4) of the state's agricultural land.

Alternate zones can also lead to greater opportunity for non-agricultural use and development and increase potential for land use conflict. However, in recognition of the tension between conserving natural values and the application of the agriculture zone, where appropriate the Rural zone has been applied by RMCG in their zoning recommendations.

Enterprise Scale is particularly relevant in municipalities, where there is a higher proportion of small scale producers. These producers contribute to the economy, however, only some of these are captured in the Agricultural data. Producers at this scale generally rely on diversification and value adding to remain economically viable or are part-time and not the main source of income for the operators. This type of activity is more consistent with the Rural zone than the Agricultural zone. Whilst it has not been possible to quantify the proportion of small scale producers as part of this project, the information from this Agricultural Profile provided the substantiation to make variations in zoning recommendations for select areas where clusters of small scale producer characteristics were evident and where commercial scale farm business potential is already compromised or constrained in the accompanying report (RMCG 2023 Agriculture zone clarifications).

Capturing the contribution of the smaller scale producers to the local and regional economy is not adequately reflected in the agricultural production statistics alone, particularly if the EVAO from agricultural activity is below \$40 000 and further work is needed to determine how these small scale producers contribute to the local, regional and State economy.

In the Kingborough Municipality it is difficult to differentiate between the physical characteristics of existing or potential commercial scale farm business activity and small scale producer activity from desktop information. In addition the number of producers captured in the ABS data averages do not necessarily reflect the true picture when there are only a few very large businesses and many very small businesses. For example eggs are produced by 1.24 business in the Kingborough Municipality but contribute 1/5 of the State's production by both volume and value. Based on Table 2-6, the total land area associated with intensive animal industries (including eggs, feedlots, piggery and poultry for meat sheds) is 22ha in the Kingborough Municipality. For outdoor cut flowers there are 4.73 businesses over 14.43ha in the Kingborough Municipality and these contribute ¼ of the State's production by value.

Ensuring the land and water resources associated with and surrounding these agricultural uses is appropriately zoned to provide for their continued operation (which includes expansion, adaption and diversification) has been incorporated in the accompanying analysis and report (RMCG 2023 Agriculture zone clarifications).

## ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal people, as the Traditional Owners and continuing custodians of the lands, seas and waterways of lutruwita, Tasmania on which this project has been conducted. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

We pay respects to all Aboriginal and Torres Strait Islander communities. We recognise that Australia was founded on the genocide and dispossession of First Nations people and acknowledge that sovereignty was not ceded in this country. We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes, and an equal voice for Australia's First People.

# 1 Introduction

## 1.1 PROJECT CONTEXT

This Agricultural Profile was produced to provide a snapshot of the agricultural characteristics of the Kingborough Municipality as a basis for understanding the land and water resource requirements for the main contributors to the agricultural output of the Municipality. Understanding the nature and value of agriculture across the Municipality is also important in providing context around the characteristics for defining the scale of an enterprise and how the Municipality fits in to the agricultural output of the region and the State.

The nature of primary production is constantly changing and adapting. Considering future potential land and water resource requirements for future enterprises can be simplified by identifying land and water that is not already constrained. Land and water resources for primary production are limited and by protecting those resources that are not already constrained from incompatible development, allows for future adaptation, risk management and expansion of the current enterprises.

Once the characteristics of agriculture and the land and water requirements are understood, recommendations can be made for select parcels or clusters for Agriculture or Rural zoning or an alternative zone for those areas that have little or no primary production potential. This Agricultural Profile has been used in the recommendations provided in the accompanying report 'RMCG Agriculture Zone clarifications'.

## 1.2 PRIMARY PRODUCTION CONTEXT IN KINGBOROUGH

The Kingborough municipal area is relatively small in area and contains the suburban areas of Kingston and surrounding suburbs (Blackmans Bay, Huntingfield), and Tarooma. There is very little agricultural land compared to other municipalities and there is only a negligible area of Prime Agricultural Land (Land Capability Class 1, 2 and 3 as defined under the State Policy on the Protection of Agricultural Land 2009).

Historically, some areas within the Kingborough region were used for agriculture e.g. fruit growing, but have been subdivided into smaller blocks for lifestyle and hobby farms or for suburban housing.

## 1.3 ENTERPRISE SCALE

Land and water resources suitable for agriculture are a limited resource. RMCG have characterised enterprise scale and the resources required to support agricultural activity along the scale. This work was initially undertaken in 2012 by AK Consultants and funded by Northern Tasmanian Development to enable incorporation of the 2009 Protection of Agricultural Land (PAL) Policy in Municipal Planning Schemes. Subsequent work undertaken by RMCG refined the concept. The scale categories were better defined and a new scale, 'Small Scale Producer' was included. The term 'Small Scale Producer' has been used for this scale category as it is consistent with Sprout's<sup>2</sup> terminology. From largest to smallest, the Enterprise Scale categories are: Commercial, Small Scale, Hobby and Lifestyle (RMCG 2022). The overarching aim of the Enterprise Scale characterisation is to ensure valuable agricultural land and water resources are available for future use and are not further constrained. Ways in which the scale can be applied include:

- Providing guidance in agricultural impact assessments when developments are proposed,
- Managing separation distances between conflicting land uses,
- Appropriate zone applications and assessments, and
- Reporting requirements when considering proposed developments.

---

<sup>2</sup> Sprout Tasmania is a non-profit organisation set up in 2011 to foster and support the State's start-up growers and producers.

The Rural and Agriculture zones of the Tasmanian Planning Scheme require consideration of 'scale' of agricultural use and 'agricultural land'.

Enterprise Scale characterisation reflects the economic realities of agricultural land use. It provides a guide for analysis the influencing characteristics that determine whether the land is used or is likely to be utilised for agriculture through agglomeration with other surrounding titles or individually. Enterprise Scale analysis provides the rationale behind consistent application of the terms 'agricultural use' and 'agricultural land'. Thereby providing for the opportunity to protect land and water that has the potential to contribute to the agricultural output of a region, through planning mechanisms. Conversely, Enterprise Scale also assists with identification of those titles with resources that are already compromised for agricultural use to be able to apply the appropriate planning response, to allow for alternative uses.

Using the Enterprise Scale characteristics is a useful tool for Councils. It can assist in categorising the settlement patterns that are occurring within an area of interest after identifying the type of agricultural activity (if any) occurring on the land and available resources. Being able to categorise the scale of currently existing activities and the potential for these to contribute to a viable farm business or farm business activity run at commercial scale or small scale will assist in making decisions around appropriate zoning of an area and the assessment of planning applications.

Appropriate zoning is crucial to protecting the investment and continued capacity to conduct agricultural activities, whilst at the same time allowing for alternative development in appropriate areas and in ways which do not jeopardise this capacity.

There appears to be no definitive farm scale categorisations within Tasmania. Whilst other farm scale classification from international, national and also state sources can provide guidance, their relevance requires more detailed analysis to determine applicability to Tasmania. Generally, the purpose for the classification needs to be considered in the first instance, to determine the relevance and then the policy framework and farming techniques to determine applicability to Tasmanian circumstances.

In addition to there being no standard farm business scale definitions, there is also no consistent approach to defining 'farm businesses', 'farms', 'enterprises' or 'farm business activities'.

It is known that the scale of operation (both farm businesses and farm business activities) in Tasmania is generally smaller when compared to national scales. Generally, there is more than one farm business activity conducted by a farm business. Farm businesses are generally made up of more than one title and these titles may not necessarily be under the same ownership or adjacent.

The objectives of the initial Enterprise Scale work undertaken in 2012 by AK Consultants were to:

- Protect land that can be practically used for agriculture from conversion to non-agricultural uses.
- Provide opportunities for rural living by identifying areas that already demonstrate rural living characteristics and have limited capacity to contribute to productive agriculture.

These objectives appear to have the most relevance for determining farm business scale in Tasmania. Hence the original scale categories from this work were used as a starting point for characterising Enterprise Scale.

The subsequent Agricultural Land Mapping Project (Dept of Justice, 2017) (the ALMP) was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource zone (and Significant Agriculture zone where relevant) into the 'Rural' and 'Agriculture' zones, as required under the Tasmanian Planning Scheme. The scale categories utilised in the ALMP, were derived for the purpose of developing a rule set for a GIS based constraints analysis.

The aim of the ALMP was not to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land for commercial scale agriculture; it was developed to provide a tool to enable Councils to identify areas for further investigation that could be potentially constrained.

Hence the RMCG 2022 work focused on defining the characteristics of a commercial scale farm business and the characteristics of a farm business activity operating at a commercial scale<sup>3</sup>. This then allows for site specific assessment of land and/or water resources which have the potential to contribute to a commercial scale farm business activity, once regional context and local context is considered.

This Agricultural Profile for the Kingborough municipal area has identified the key enterprises are eggs, poultry, outdoor cut flowers and cherries. The land and water characteristics for a commercial scale operation for these enterprises are relatively minimal. For example the requirement for a perennial horticultural operation (See Table A1-2) is a minimum of 4 - 10 ha of land suitable for horticulture as well as 10-20 ML of irrigation water, with a minimum patch size of 2ha. It therefore follows that in the Kingborough Municipality land and water resources that have the potential to contribute to commercial scale activity (for example 4ha and 10ML) should be retained in the Agriculture zone where possible.

Anecdotal evidence from aerial imagery and Land use mapping 2021 (LISTmap) has also identified a large proportion of small scale producers and hobby scale activities. Where these are occurring in areas that are suitable for commercial scale operations it follows that the land should be retained in the Agriculture zone. Where these are occurring in areas that are already compromised for commercial scale activities, or are on land with important natural values, the Rural zone is more applicable.

---

<sup>3</sup> See Appendix 1 for Enterprise Scale characteristics.

## 2 Agriculture in Kingborough

### 2.1 ESTIMATED VALUE OF AGRICULTURAL OPERATIONS – EXPLANATION

The Estimated Value of Agricultural Operations (EVAO) is a measure of agricultural value used by both the Australian Bureau of Statistics (ABS) and the Australian Bureau of Agricultural and Resource Economics and Sciences (ABARES, part of the Commonwealth Department of Agriculture, Fisheries and Forestry). In 2015/16 the scope of the ABS agricultural data changed the minimum business EVAO threshold from \$5,000 per financial year to \$40,000 to align with ABARES (see detail below). Therefore, care needs to be taken when comparing time series data.

This change means that no data is currently captured for the hobby scale producers (See Table A1-1 for enterprise scale characteristics for commercial, small scale producer, hobby and lifestyle scales) within the Kingborough Municipality by these organisations. It also means that not all Small-Scale Producers will be captured in the data if they have an income stream from multiple sources within their farm enterprise (agriculture, retail, food and drink services and/or visitor accommodation). The ABS and ABARES are usually the major data sources of agricultural and commodity value and distribution in Australia.

The data presented here is based on ABS 2020/21 data<sup>4</sup>. The ABS collected this data through the Rural Environment and Agricultural Commodity Survey. To be included in the survey<sup>5</sup> businesses must have:

- An ABN
- Undertaken agricultural activity
- An EVAO of \$40,000 or greater.

ABS agricultural commodity data is released annually, to the SA4 level (usually areas of more than 100,000 people). There are four SA4 regions within Tasmania. ABS Agricultural Census data is released every five years, to the SA2 level (an average population of 10,000), and the Local Government Area (LGA) level data are collated from this. The most recent Ag Census data is from 2020-21.

See Figure 2-1 for the Gross Value of Agriculture per SA2 area within the Kingborough LGA.

---

<sup>4</sup> All data in this report referenced as ABS (2021-22) has been taken from Australian Bureau of Statistics (2021-22), [Value of Agricultural Commodities Produced, Australia](#), ABS Website, accessed 10 May 2023. The two xls file downloads used were AGCDCLGA202021 Agricultural Commodities, Australia 2020-21 and VACPDCLGA202021 – Value of Agricultural Commodities Produced, Australia, 2020-21.

<sup>5</sup> <https://www.abs.gov.au/methodologies/agricultural-commodities-australia-methodology/2021-22>



## EVAO DEFINITION

“The EVAO is an ABS construct used to estimate the relative size of agricultural activity undertaken by a business.

Three-year weighted average prices are applied to livestock sales and livestock numbers on the farm, and to area and production data for crops. A three-year weighted average is used to minimise the effects of both large movements in commodity prices and seasonal conditions which may otherwise unduly influence a business EVAO.

The resulting aggregation of these commodity values is the EVAO. It is not an indicator of the value of receipts of individual farms (turnover) but rather an indicator of the size or extent of agricultural activity.

The EVAO used by ABS has changed over time and the time series data presented are based on the following:

Details for establishments with estimated value of agricultural operations (EVAO) of \$2,500 or more until 1985–86; EVAO of \$5,000 or more from 1986–87 to 1988–89; EVAO of \$20,000 or more from 1989–90 to 1990–91; EVAO of \$22,500 or more from 1991–92 to 1992–93; EVAO of \$5,000 or more from 1993–94 to 2014–15 and EVAO of \$40,000 or more from 2015–16.”

From <https://www.agriculture.gov.au/abares/research-topics/agricultural-outlook/definitions>

## 2.2 VALUE OF AGRICULTURE IN THE KINGBOROUGH LGA

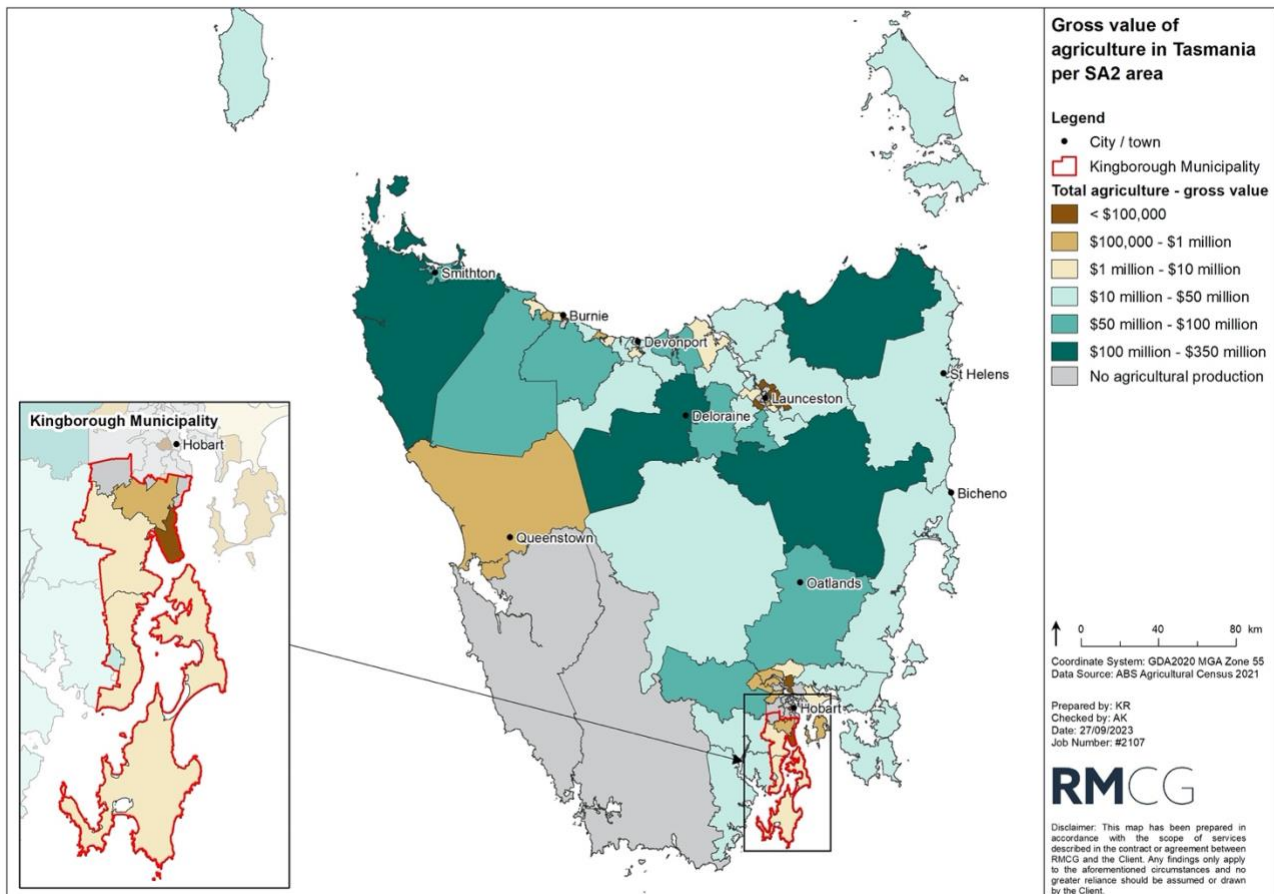


Figure 2-1: Gross Value of Agriculture per SA2 area from census data 2020-21 (ABS 2022).

This section examines the value of agriculture in the Kingborough LGA, the major commodities in terms of value, area and numbers of businesses, and compares and contrasts these with other Tasmanian LGAs. All economic data is 'local value', defined by the ABS as gross value less marketing costs where marketing costs are 'the costs of moving agricultural commodities from the point of production (farm) to the point of sale'<sup>6</sup>.

Figure 2-1 illustrates gross value of agricultural production by SA2 area, based on ABS agricultural census data for 2020-21 (ABS, 2022). This shows that a significant proportion of the Kingborough LGA has some value for agricultural production and is a contributor to the Tasmanian agricultural production by value. However, this is based on average value for the SA2 area. In reality the majority of value is likely attributable to a very small land area within the SA2 area.

The Kingborough local government area contributes 0.45% of the state's agricultural value (Table 2-1) from 0.6% of the state's agricultural land (Table 2-4).

Table 2-1 indicates that eggs, poultry, cherries and outdoor cut flowers account for about 80% of the total value of agriculture in the Kingborough LGA (34%, 23%, 15% and 9% respectively).

Within the wider Tasmanian context, Kingborough accounts for almost a quarter of the state's outdoor cut flower production, second only to the Huon Valley, and a fifth of the state's egg production by value (Table 2-1) and volume (Table 2-5). The Northern Midlands LGA produces almost three quarters of the state's eggs and, together with Kingborough, the two LGAs account for over 90% of Tasmania's egg production. While poultry and cherries are important within the Kingborough LGA, they are only a small proportion of total Tasmanian production.

**Table 2-1: Agricultural commodities produced in Kingborough Council area vs Tasmanian production, values rounded (source: ABS 2020-21)**

COMMODITY	KINGBOROUGH LOCAL VALUE (\$M)	% KINGBOROUGH VALUE	TASMANIA LOCAL VALUE (\$M)	KINGBOROUGH % OF TASMANIAN VALUE
<b>Total agriculture</b>	<b>8.86</b>	<b>-</b>	<b>1,987</b>	<b>0.45%</b>
<b>Livestock products</b>				
<b>All livestock products</b>	<b>3.48</b>	<b>39.3%</b>	<b>574</b>	<b>0.6%</b>
Eggs	3.03	34.2%	15.2	19.9%
Wool	0.45	5.1%	68.9	0.7%
<b>Livestock slaughtered and other disposals</b>				
<b>All livestock slaughtered and other disposals</b>	<b>2.39</b>	<b>27.0%</b>	<b>239</b>	<b>1.0%</b>
Cattle and calves	0.19	3.7%	384	0.0%
Poultry	2.0	22.6%	49.8	4.0%
Sheep and lambs	0.20	2.3%	40.8	0.5%
<b>Fruits and nuts</b>				
<b>All fruits and nuts, grapes</b>	<b>1.47</b>	<b>16.6%</b>	<b>376</b>	<b>0.4%</b>
Cherries	1.34	15.2%	67.2	2.0%
All other berry fruit n.e.c <sup>†</sup>	0.06	0.7%	145	0.0%

<sup>6</sup> From <https://www.abs.gov.au/ausstats/abs@.nsf/dossbytitle/F276A671BC2F9899CA256F0A007D8CB1>

COMMODITY	KINGBOROUGH LOCAL VALUE (\$M)	% KINGBOROUGH VALUE	TASMANIA LOCAL VALUE (\$M)	KINGBOROUGH % OF TASMANIAN VALUE
Grapes – wine production	0.06	0.7%	35.4	0.2%
Olives	0.001	0.0%	62.2	0.0%
<b>Nurseries, cut flowers or cultivated turf</b>				
<b>All nurseries, cut flowers, cultivated turf</b>	<b>1.37</b>	<b>15.5%</b>	<b>40.1</b>	<b>2.0%</b>
Cut flowers – Outdoor	0.80	9.0%	3.4	23.7%
Nurseries – Outdoor	0.46	5.2%	27.8	1.7%
Nurseries – Undercover	0.10	1.2%	1.89	5.5%
<b>Other</b>				
Hay	0.85	1.0%	63.1	0.1%
<b>Vegetables</b>	<b>0.03</b>	<b>0.4%</b>	<b>377</b>	<b>0.0%</b>
Herbs (including basil, coriander and parsley)	0.02	0.4%	4.88	0.4%
Potatoes	0.01	0.1%	161	0.0%
<b>Broadacre crops</b>	<b>0.03</b>	<b>0.4%</b>	<b>75.3</b>	<b>0.0%</b>
Barley for grain	0.02	0.2%	8.0	0.2%
Wheat for grain	0.01	0.1%	16.3	0.1%
Broadacre crops – all other crops n.e.c.*	0.002	0.0%	45.0	0.0%

† n.e.c. – not elsewhere considered

\* not pulses, legumes or cereals for grain or oil

**Table 2-2: Tasmania’s LGAs ranked by total value of agriculture (ABS 2020-21)**

REGION	LOCAL VALUE (\$M)	% TASMANIAN VALUE
Circular Head	365,825,400	18.4%
Northern Midlands	274,047,553	13.8%
Meander Valley	255,653,110	12.9%
Dorset	171,753,180	8.64%
Latrobe	133,592,631	6.72%
Central Coast	98,508,145	4.96%
Huon Valley	81,228,376	4.09%
Waratah-Wynyard	60,533,604	3.05%
Southern Midlands	53,151,895	2.68%
Derwent Valley	48,213,205	2.43%
Devonport	44,637,390	2.25%
King Island	43,527,399	2.19%

REGION	LOCAL VALUE (\$M)	% TASMANIAN VALUE
Central Highlands	38,874,595	1.96%
George Town	38,838,289	1.95%
Kentish	37,194,225	1.87%
Break O'Day	33,498,138	1.69%
West Tamar	30,620,273	1.54%
Burnie	30,435,325	1.53%
Flinders	28,016,283	1.41%
Sorell	27,799,492	1.40%
Glamorgan-Spring Bay	25,989,094	1.31%
Launceston	23,696,343	1.19%
Clarence	16,204,357	0.82%
Tasman	13,215,646	0.67%
Kingborough	8,856,051	0.45%
Brighton	2,179,707	0.11%
West Coast	675,059	0.03%
Glenorchy	160,778	0.01%
Hobart	4,570	0.00%
<b>Tasmania</b>	<b>1,986,930,114</b>	<b>-</b>

While cherries are important within the Kingborough LGA, they contribute relatively little to overall Tasmanian production (Table 2-3). Important Tasmanian growing regions for cherries are the Huon and Derwent Valley LGAs.

**Table 2-3: Comparison of cherry production across Tasmanian LGAs**

LGA	LOCAL VALUE (\$)	% OF TASMANIAN CHERRY PRODUCTION
Huon Valley	28,841,192	42.9%
Derwent Valley	23,974,232	35.7%
Southern Midlands	6,602,480	9.82%
Central Highlands	1,462,272	2.17%
Kingborough	1,343,031	2.00%
Kentish	772,783	1.15%
Latrobe	772,714	1.15%
West Tamar	695,367	1.03%
Launceston	619,734	0.92%
Central Coast	593,912	0.88%
George Town	478,752	0.71%
Devonport	473,721	0.70%

LGA	LOCAL VALUE (\$)	% OF TASMANIAN CHERRY PRODUCTION
Brighton	223,127	0.33%
Tasman	140,142	0.21%
Glamorgan-Spring Bay	80,295	0.12%
Sorell	54,610	0.08%
Clarence	38,685	0.06%
Burnie	36,729	0.05%
Northern Midlands	19,457	0.03%
Break O'Day	8,508	0.01%
Meander Valley	2,573	0.00%
<b>Tasmanian</b>	<b>67,234,315</b>	<b>-</b>

Given the relatively small area of agricultural land within Kingborough's boundaries (Table 2-4), it is not unsurprising that the greatest value comes from commodities that require intensive production such as eggs and cut flowers and there is less broadacre and red meat or dairy production.

While the average agriculture farm business area is 290ha (Table 2-4), the averages are not necessarily indicative of the production characteristics. Based on our knowledge there is a large range from 4000ha to 4ha. Commercial scale attributes for the predominant agricultural activities in the Kingborough Municipality (i.e. eggs, poultry, cherries and outdoor cut flowers) require much smaller land areas (say minimum 4-10ha with 10ML irrigation).

**Table 2-4: Tasmanian LGAs ranked by total area of agricultural land, number of, and mean size (ha) of agricultural businesses (ABS 2021-22)**

LGA	AREA (HA)	LGA	NO. OF BUSINESSES	LGA	SIZE (HA/BUSINESSES)
Northern Midlands	350,586	Meander Valley	283.4	Central Highlands	2,135
Southern Midlands	179,595	Northern Midlands	229.32	Glamorgan-Spring Bay	1,783
Central Highlands	164,189	Circular Head	211.09	West Coast	1,604
Dorset	119,130	Dorset	194.25	Northern Midlands	1,529
Circular Head	114,472	Central Coast	178.73	Southern Midlands	1,129
Meander Valley	103,527	Southern Midlands	159.08	Break O'Day	1,116
Glamorgan-Spring Bay	93,916	Huon Valley	111.29	Flinders Island	1,004
Flinders Island	57,670	Waratah-Wynyard	107.81	King Island	688
King Island	57,008	Latrobe	107.65	Dorset	613
Break O'Day	55,953	Kentish	105.5	Circular Head	542
Central Coast	20,946	West Tamar	90.16	Derwent Valley	472
Latrobe	20,161	King Island	82.84	Meander Valley	365
Launceston	19,544	Launceston	80.58	George Town	362

LGA	AREA (HA)	LGA	NO. OF BUSINESSES	LGA	SIZE (HA/BUSINESSES)
Derwent Valley	19,195	Central Highlands	76.89	Kingborough	289
Waratah-Wynyard	17,237	Burnie	68.8	Sorell	270
Huon Valley	15,457	Flinders Island	57.46	Brighton	246
West Tamar	14,872	Glamorgan-Spring Bay	52.66	Launceston	243
Sorell	13,691	Sorell	50.71	Clarence	200
George Town	13,402	Break O'Day	50.14	Latrobe	187
Kentish	12,831	Clarence	44.45	West Tamar	165
Kingborough	9,229	Devonport	40.96	Waratah-Wynyard	160
Clarence	8,899	Derwent Valley	40.66	Huon Valley	139
Burnie	8,228	George Town	36.99	Kentish	122
Brighton	4,596	Kingborough	31.91	Burnie	120
Devonport	4,244	Tasman	26.65	Central Coast	117
Tasman	2,570	Brighton	18.68	Devonport	104
West Coast	1,909	Glenorchy	2.82	Tasman	96
Glenorchy	23	West Coast	1.19	Glenorchy	8
Hobart	1	Hobart	1.14	Hobart	1
<b>Tasmania</b>	<b>1,503,083</b>	<b>Tasmania</b>	<b>2,544</b>	<b>average</b>	<b>591</b>

Table 2-5 shows that, for the data available for the detailed commodities, the Kingborough council area contributes a relatively low percentage to Tasmanian production, with the exception of eggs, cut flowers (outdoor) and poultry. However, the number of businesses producing eggs is only 1.24, suggesting there are few large scale egg producers. Interestingly the Northern Midlands council area is the largest egg producer, producing 73% of the State's eggs.

The total number of businesses in Table 2-5 is 40 compared to 32 in Table 2-4. Table 2-4 reflects the total number of businesses with an EVAO greater than \$40 000 from agriculture. However, often more than one farming activity is undertaken by a single business. Table 2-5 reflects the businesses that have recorded these individual farming activities, hence the larger number. In addition, Table 2-5 only lists some of the commodities, there are other farming activities (for example cut flowers) that are not listed in Table 2-5.

This is also the case for land area. Table 2-4 shows a total area of agricultural land per municipality. The area for Kingborough is 9229 ha. In Table 2-6 the agricultural land use total is shown as 5207 ha. The difference is because Table 2-4 reflects the land areas for the total agricultural business, whereas Table 2-6 reflects the land area for each agricultural activity. The 9229 ha includes additional land (4022 ha) that is not in agricultural production but is still part of the agricultural business.

**Table 2-5: Major commodities produced in Kingborough area by tonnes of production and number of businesses (ABS 2020-21)**

COMMODITY DESCRIPTION	ESTIMATE FOR LGA	NUMBER OF KINGBOROUGH AGRICULTURAL BUSINESSES	% OF TASMANIAN PRODUCTION	% OF TASMANIAN BUSINESSES	KINGBOROUGH RANK FOR VOLUME OF PRODUCTION / TAS TOTAL LGAS
<b>By volume*</b>	<b>Tonnes</b>				
Silage	740	5.83	0.3%	0.9%	21/26
Hay	313	4.62	0.1%	0.4%	26/26
Cherries	128	2.23	2.0%	3.7%	5/21
Barley for grain	73	1.12	0.2%	0.8%	18/21
Wheat for grain	34	1.12	0.1%	0.6%	20/22
Potatoes	30	1.18	0.0%	0.3%	20/21
Grapes for wine production	20	4.53	0.2%	4.0%	17/21
Herbs	1.65	1.14	0.4%	8.3%	7/11
Olives	1.11	1.23	0.5%	11.5%	6/8
<b>By number</b>	<b>Number</b>				
Eggs (dozen)	1,014,895	1.24	19.9%	5.5%	6/16
Poultry – total layers	42,081	1.24	19.8%	5.5%	2/16
Poultry – free range layers	16,090	1.24	14.4%	5.5%	2/16
Sheep and lambs	15,519	7.85	0.7%	0.8%	15/26
Meat cattle	385	6.46	0.1%	0.4%	26/27

\*These are the only commodities relevant to Kingborough production that are characterised within the ABS data for volume of production by LGA.

## 2.3 LAND USE

Kingborough Municipality has a total area of around 72,000 ha, with land used for agricultural production including grazing, crops and other uses indicated in Table 2-6. The land area in Table 2-6 is approximately 7% of the Municipality's land area. This does not include areas of native and plantation forests, nor land set aside for conservation or protection associated with each holding.

**Table 2-6: Agricultural land use within Kingborough LGA (ABS 2020-21)**

	AREA (HA)
Land mainly used for grazing	5030
Broadacre crops	40
Fruit and nuts (excluding grapes)	75
Land mainly used for other agricultural purposes (including feedlots, piggery and poultry sheds)	22
Nurseries and cut flowers	20
Grapes for wine production (all ages)	16
Vegetables	4
<b>Total</b>	<b>5207</b>

Given the importance of outdoor cut flowers in Kingborough to the State's production a more detailed breakdown of nurseries and cutflowers is provided in (Table 2-7). Note when adding up the number of businesses in this table the total is 10.63, whereas the total in the nursery and cut flowers is provided by ABS as 7.09. This is most likely because a single business may conduct more than one activity. For example, a single business may have both outdoor and undercover nurseries.

**Table 2-7: Detailed breakdown of nurseries and cut flowers area and number of businesses (ABS 2020-21)**

	AREA (HA)	BUSINESSES
Cut flowers - outdoor	14.43	4.73
Nurseries - outdoor	4.49	2.36
Nurseries - undercover	1.3	3.54
Total	20.22	7.09

## 2.4 SMALL SCALE PRODUCERS

Enterprise Scale is particularly relevant in municipalities, where there is a higher proportion of small scale producers. There is an increase in interest in small scale producer activity and this is particularly prevalent in some municipalities, such as the Huon Valley and Kingborough (Sprout Tasmania<sup>7</sup> survey results<sup>8</sup>). The 2023 survey results show that of the 114 participants in the survey 22% were from the Huon Valley and 10% from the Kingborough Municipality.

Small scale producers have not been identified through this Agricultural profile project, however, they could be identified through desktop research and local knowledge of people in the area. This was recently undertaken for the Huon Valley Municipality where 70 (self-identified) small scale agricultural producers and/or outlets were identified. They generally ranged across fruit (apples, berries, stone fruit), vineyards, vegetables and livestock (e.g. cattle and sheep). Many of those were either highly specialised (e.g. saffron production, Dorper sheep) or highly diversified with value adding activities such as distilleries.

The Kingborough Municipality are likely to have similar type of small scale producer activity based on observations from LISTmap imagery and Google Earth. Further work could be undertaken to better understand the role of small scale producers in the Kingborough Municipality.

<sup>7</sup> Sprout Tasmania is a non-profit organisation set up in 2011 to foster and support the State's start-up growers and producers.

<sup>8</sup> Available on line at <https://www.sprout.org.au/for-producers/small-producer-survey>



### 3 Conclusions

The Kingborough LGA is significant within Tasmania's agricultural production for eggs by both volume and value (producing a fifth of the state's volume and value for these) (ABS, 2020-21). Kingborough also produces almost a quarter of the state's outdoor cut flowers by value.

Other major contributors to the agricultural output of the Kingborough Municipality include poultry and cherries. While their relative contribution to the Tasmanian economy is small, within the Municipality they account for just over a third of Kingborough's agricultural value. Together, eggs, poultry, cherries and outdoor cut flowers contribute to 80% of Kingborough's agricultural value. Agriculture occurs on approximately 7% (Table 2-5) of the municipal area and is spread across around 30 businesses.

Commercial scale attributes for the predominant agricultural activities in the Kingborough Municipality require relatively small land and water resources (say 4-10ha with 10ML irrigation).

There is approximately 4022 ha that is not in agricultural production but is still part of the agricultural businesses. Applying a non-agricultural zone to this land is discouraged as it can lead to adverse outcomes for agricultural production risk management, expansion and diversification. Alternate zones can also lead to greater opportunity for non-agricultural use and development and increase potential for land use conflict. However, in recognition of the tension between conserving natural values and the application of the agriculture zone, where appropriate the Rural zone has been applied by RMCG in their zoning recommendations..

There may also be many smaller scale producers in Kingborough, a proportion of whom are not captured in the ABS statistics. These producers rely on value adding, diversification and off-farm income. There is a lack of definitions and data around the smaller scale producer sector and how these may contribute to the local, regional and State economy.

Appropriate zoning to allow the main contributors to the agricultural output to adapt, expand and manage their risks is a priority and this generally means a conservative approach to the application of the Agriculture zone. In the Kingborough Municipality land and water resources that have the potential to contribute to commercial scale activity (i.e. 4ha and 10ML) should be retained in the Agriculture zone, where appropriate and this has been applied in the accompanying report 'RMCG agriculture Zone clarification'.

Whilst this profile provides a basic understanding of agriculture in the Kingborough Municipality, the role of small scale producers and how they contribute to the economy needs to be better understood before it can be used as a justification for substantial zone changes to Rural zoning. The information from this Agricultural Profile provides the substantiation to make variations in zoning recommendations for select areas where clusters of small scale producer characteristics were evident and where commercial scale farm business potential is already compromised or constrained in the accompanying report 'RMCG agriculture Zone clarification'.

# References

Australian Bureau of Statistics (2021-22), Value of Agricultural Commodities Produced, Australia, ABS Website, accessed 10 May 2023. The two .xls file downloads used were AGCDCLGA202021 Agricultural Commodities, Australia 2020-21 and VACPDCLGA202021 – Value of Agricultural Commodities Produced, Australia, 2020-21.

RMCG (January 2022). Enterprise Scale – For primary production in Tasmania. Report prepared to further the concept of the Rural Enterprise Concept for Flinders Local Provisions Schedule. Report prepared for Town Planning Solutions on behalf of Flinders Council,

Sprout Tasmania (2021) Small Scale Producer Survey. Results available on line [https://www.sprout.org.au/wp-content/uploads/2022/06/SPROUT\\_Survey\\_Results\\_P3.pdf](https://www.sprout.org.au/wp-content/uploads/2022/06/SPROUT_Survey_Results_P3.pdf) accessed 10 May 2023

Tasmanian Government (December 2022) Tasmanian Agritourism Toolkit – navigating the regulatory process. Department of State Growth as part of the Agritourism Regulatory Mapping and Reform Project under the Accelerating Agritourism program.

Tasmanian Government (December 2022) Agritourism Guide for Regulators. Department of State Growth as part of the Agritourism Regulatory Mapping and Reform Project under the Accelerating Agritourism program.

Tasmanian Planning Commission (June 2018) Guideline No. 1 Local Provision Schedule (LPS) zone and code application.

# Appendix 1: Enterprise Scale

Table A1-1 summarises a number of key characteristics associated with each scale. The characteristics described in Table A1-1 should be read in conjunction. No single characteristic is considered definitive and there will be overlap and anomalies. Table A1-1 can be used to determine the scale of the existing farm business and/or the potential scale of future or proposed farm businesses.

**Table A1-1: Farm Business Scale Characteristics**

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	Dominant activity associated with the farm business is primary production.  Likely to be viable.  Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production.  Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding.  If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production.  Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.  Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200 ha-500 ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for	For livestock producers generally 40-80ha in one or two titles.	Generally, 8-40 ha in area and a single title.	Generally, 1-8 ha in area.  Land Capability variable.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
	<p>vineyards, orchards or berries is likely to be at least 10 ha-20 ha and likely more.</p> <p>Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.</p>	<p>Generally, 8-40 ha in area and a single title for other ventures.</p> <p>Water for irrigation likely, but it depends on the farm business activity.</p> <p>The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Water for irrigation less likely, but possible, depending on location and cost of supply.</p> <p>The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.</p>
Connectivity	<p>Few constraints likely.</p> <p>Likely to be well connected to other unconstrained titles,</p> <p>Expansion and/or intensification feasible.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Moderate to significant constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Little or no connectivity to unconstrained titles.</p>
Registrations	<p>Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>May or may not be recognised by ATO as primary producer.</p> <p>Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.</p>	<p>Are not recognised by ATO as primary producer.</p> <p>May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.</p>
Role of a dwelling	<p>Dwelling is subservient to the primary production.</p>	<p>Dwelling is convenient/preferred to facilitate improved productivity.</p> <p>Dwelling assists with security.</p>	<p>Dwelling is convenient/preferred for lifestyle reasons.</p>	<p>Dwelling is the dominant activity on the title.</p>

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A1-2 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A1-2 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 3,000 DSE would need additional farming activities to be viable.

**Table A1-2: Characteristics of commercial scale agricultural farm business activities in Tasmania**

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse - area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock.
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

This report has been prepared by:

**RM Consulting Group Pty Ltd trading as RMCG**

Level 1, 1a Cambridge Road, Bellerive Tasmania 7018

(03) 6240 6755 — rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

**Key RMCG contact**

Astrid Ketelaar

0407 872 743 — astridk@rmcg.com.au



**Document review and authorisation**

**Project Number: #2107**

Doc Version	Final/Draft	Date	Author	PD Review	BST Review	Release approved by	Issued to
1.0	Draft	10/08/23	M.Anderson	A.Ketelaar	-	A. Ketelaar	Adriaan Stander, Kingborough Council
2.0	Final	09/10/23	A.Ketelaar	D. Lucas	B. Gravenor	A.Ketelaar	Adriaan Stander, Kingborough Council