

# Tasmanian Planning Scheme

## Fact Sheet 5 – Clause 20.0 Rural Zone and Clause 21.0 Agricultural Zone

### **What are the zones that will apply to 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](#). The Rural and Agricultural Zones also provide significant improvements through enhanced protection of our important agricultural areas and the removal of unnecessary barriers to agricultural industries and diversification.

The Rural Resource Zone in the Kingborough Interim Planning Scheme 2015 currently captures all other agricultural land, however with the introduction of the new Agricultural Zone, in Kingborough we will be able to better manage and provide for agricultural outcomes reflective of the agricultural capability of the land.

### **What improvements have been made to the Rural and Agricultural Zones for the Tasmanian Planning Scheme?**

The Agricultural Zone provides a much broader scope for the identification and protection of agricultural land in Kingborough. Priority is given to agricultural uses in this zone.

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 Agricultural 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.
- providing a clear delineation between the Rural and Agricultural 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.

### **What are the rules that apply to the Rural and Agricultural Zones?**

Both the Rural and Agricultural Zones provide a clear pathway for agricultural uses, with uses largely being No Permit Required.



## Agricultural Zone

The [Agriculture Zone](#) includes some limitations on prime agricultural land for plantation forestry and agricultural uses that do not use the soil as a growth medium if conducted in a manner that prevents the soil being used in the future. 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 of utility infrastructure.

Residential use in the Agricultural 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.

## Rural Zone

The [Rural Zone](#) 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.

## Subdivision potential in the Agricultural and Rural Zones

Subdivision in the Agricultural 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 Agricultural Zone. This recognises that the amount of land required is dependent 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.

