

New Rural and Agriculture Zones



As part of developing the Tasmania Planning Scheme, the Rural Resource Zone and the Significant Agriculture Zone in the current interim planning schemes were recalibrated to the Rural Zone and Agriculture Zone in order to better reflect the characteristics of Tasmania's agricultural land and improve protection of our valuable agricultural land resource. It also ensures that the zones are applied consistently across the State.

Most land currently within the Significant Agriculture Zone will be changed to the new Agriculture Zone. A significant proportion of the Rural Resource Zone is likely to be rezoned to the Agriculture Zone.

Where the agricultural potential of the land is limited, some areas within the Rural Resource Zone will be reallocated to the new Rural Zone.

How will the rezoning affect land use?

The purpose of the new Agriculture Zone is the same as the existing Rural Resource Zone in that it primarily provides for agricultural use and development and other supporting uses.

The requirements for use and development which restrict the building of a house not directly related to farming purposes, are largely the same. However, houses can be approved if located on a site that is not capable of

supporting agriculture and where the residential use will not constrain agricultural use on adjoining land.

The new Rural Zone, provides for a broader range of land uses and developments to occur on land with limited agricultural potential.

Why is the protection of agricultural land important?

Agricultural land is an extremely valuable resource for Tasmania. Agriculture is a major employer and amongst the largest contributors to the State's economy. The total gross value of agriculture was \$1.60 billion in 2017-18 and the Tasmanian Government has a goal of increasing the value of the sector to \$10 billion by 2050.

Significant investment has been made to support our agricultural enterprises and provide for future growth. Planning schemes play a very important role in ensuring agricultural land is protected for agricultural enterprises, including providing protections from constraints such as conflict with neighbouring land uses.

More information on the new Rural and Agriculture Zones can be found in [Fact Sheet 4 – Tasmanian Planning Scheme – Rural and Agriculture](#).