

RURAL RESOURCES – RURAL OR AGRICULTURAL ZONE

- The Rural Zone and Agriculture Zone in the State Planning Provisions reflect a recalibration of the Rural Resource Zone and the Significant Agricultural Zone of the current Interim Planning Scheme.
- The State Government commissioned a State-wide Agricultural Land Mapping Project with the primary aim of identifying Tasmania’s existing and potential agricultural land, and to provide guidance to local planning authorities on the spatial application of the new Agriculture Zone
- This is of particular weight given the Break O’Day Interim Planning Scheme did not include any land mapped within the Significant Agriculture Zone.
- The Agriculture Zone is intended to provide a much broader scope for the identification and protection of agricultural land in Tasmania, with priority given to agricultural uses.
- The Rural Zone provides for the remaining rural land where there is limited or no potential for agriculture.

Rural Resource Zone	Rural Zone	Agricultural Zone
Zone purpose		
<ul style="list-style-type: none"> • To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing. • To provide for other use or development that does not constrain or conflict with resource development uses. • To provide for economic development that is compatible with primary industry, environmental and landscape values. • To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised. 	<ul style="list-style-type: none"> • To provide for a range of use or development in a rural location: <ol style="list-style-type: none"> a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; b) that requires a rural location for operational reasons; c) is compatible with agricultural use if occurring on agricultural land; d) minimises adverse impacts on surrounding uses. • To minimise conversion of agricultural land for non-agricultural use. • To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements. 	<ul style="list-style-type: none"> • To provide for the use or development of land for agricultural use. • To protect land for the use or development of agricultural use by minimising: <ol style="list-style-type: none"> a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts. • To provide for use or development that supports the use of the land for agricultural use.
Subdivision		
Discretionary <ul style="list-style-type: none"> • Minimum 100ha • Frontage 20m 	Permitted <ul style="list-style-type: none"> • Minimum 40ha • Frontage 25m 	Discretionary