

Agritourism Fact Sheet



Tasmanian Planning Scheme – Agritourism – Fact Sheet

Purpose

This fact sheet provides information on agritourism under the current planning rules in the Tasmanian Planning Scheme (TPS).

What is agritourism?

Agritourism (or agricultural tourism) is a type of tourism that connects visitors with the agricultural sector. It generally involves tourists visiting a farm to learn more about the property, the agricultural activity, and the produce. It can include:

- guided farm tours
- wine tasting
- cellar door sales
- cafes and restaurants showcasing products
- farm stays, pick your own fruit

and other similar experiences.

What is agricultural use in the TPS?

Generally, an **agricultural use** of land is for propagating, cultivating or harvesting plants or for keeping and breeding of animals. It is classified as Resource Development and follows a No Permit Required assessment pathway in the Rural Zone and Agriculture Zone in the TPS.

What agritourism can happen in rural areas?

In 2017 the new TPS created the Rural and Agriculture zones. When these zones were drafted, a wider range of uses were included and clearer assessment processes were introduced. The goal was that 'paddock to plate' and 'paddock to gate' experiences were easier to start or grow, promoting both diversification and value adding for the sector while preserving quality agricultural land for production. As Councils finalise their transition to the TPS, all landowners will benefit from the wider scope of the Rural and Agriculture Zones.

There are many types of agritourism activities and they vary in scale. The TPS classifies them into specific Use Classes¹, based on the type of use and its scale. This leads to an activity following a planning assessment pathway as No Permit Required, Permitted, or Discretionary, if it is not an exempt activity². If not Exempt², the combination of Use Class and Zone rules set the approval pathway, No Permit Required, Permitted³ or Discretionary⁴.

Table 1 provides a general summary of the types of agritourism activities that are allowed in the Exemptions, Rural Zone and Agriculture Zone of the TPS.

It is recommended that you discuss your circumstances with a qualified planner or your council to better understand the planning requirements as you start out, and as your agritourism activity grows.

¹ All the Use Classes and their descriptions are in the State Planning Provisions (SPPs) in section 6.2. For example, a cheese factory is classified as Resource Processing and an apple orchard is classified as Resource Development. Each Zone also has a Use Table which puts every Use Class into an approval pathway.

² The TPS provides exemptions for some use and development. If an exemption can be met relevant zone requirements do not apply. When a proposal is not an exempt activity, the TPS zone and code provisions will apply.

³ Permitted means that a permit must be given if the application can meet all the relevant Acceptable Solutions in the zone and applicable codes.

⁴ Discretionary means that a permit may be given if the application can meet the relevant Performance Criteria in the zone and applicable codes, it must be advertised for community consultation. When considering Discretionary applications the council may ask for details like:

- a business plan to show that it is needed as part of an agricultural use
- information about the land to make sure agritourism activities can co-exist with use of our valuable agricultural land available for agricultural uses to meet the [State Policy on the Protection of Agricultural Land 2009](#).

Table 1 – Summary of allowable agritourism activities

Agritourism activity	Examples	Planning requirements
Small-scale farm experiences	Farm tours, 'pick your own fruit' experiences	Can be No Permit Required if considered to be a sideline part to an agricultural use ⁵
Sale of farm goods and products	Primary produce sales, shops, markets, wine tasting/cellar door sales	Permitted if associated with Resource Development (agricultural uses ¹) or Resource Processing (e.g. winery, brewery, cidery, distillery, cheese factory).
	Roadside stalls in the road reserve	Exempt from a planning permit if located on the edge of a council road. May be subject to council by-laws. A roadside stall located inside your land is treated as a shop.
	Home-based business	Home based business such as a small scale start up activity is Permitted in the Rural Zone and the Agriculture Zone.
Dining	Cafes, restaurants	Permitted if associated with Resource Development use class (agricultural uses) or Resource Processing use class (for example: winery, brewery, cidery, distillery, cheese factory)
Occasional functions and events	Open days, workshops, weddings	Social or cultural events are exempt if they are only held irregularly or infrequently.
Function venues	Function centre, wedding venues	Discretionary in the Rural Zone

⁵ The TPS permits activities of a minor scale to be classified in the same use class as the existing farm use where that proposed activity is considered to be "directly associated with and a subservient part of the existing farm". Activities of a larger scale are classified into their individual use classes under the TPS, separate to the existing farm use.

Agritourism activity	Examples	Planning requirements
Purpose built tourist attractions	Art and craft centre, museums	Discretionary in the Rural Zone
	Visitor centre, interpretation centre, wildlife park	Discretionary in the Rural Zone and the Agriculture Zone
Accommodation for tourists	Farms stays	Exempt if the owner lets out part of their farmhouse (up to 4 bedrooms) to guests. Permitted in the Rural Zone if the tourist accommodation is located in existing buildings on the farm. Discretionary in the Agriculture Zone.

Are there other planning requirements for agritourism?

The TPS codes are also likely to apply when a development application is required. The codes cover such matters as signage, car parking, environmental protection, natural hazards and heritage matters.

Are there other building and plumbing requirements for agritourism?

Building and plumbing requirements are separate, and in addition, to the planning requirements.

You should check with your council whether a building or plumbing permit is needed.

Even if a planning permit is not necessary, other approvals may be needed. You should check with your council whether any other requirements apply to your agritourism activity.

The [Tasmanian Agritourism Toolkit](#) also provides a useful guide to help agricultural business navigate the various approval processes that may apply.

For more information

If you want more information about a specific block and what you can build, contact your council.

For more information on the Tasmanian Agritourism Toolkit, contact:

Business Tasmania, Department of State Growth

Ph. 1800 440 026 or email ask@business.tas.gov.au

If you have general questions about the Agriculture and Rural Zones or the planning requirements in the TPS, contact:

State Planning Office

Department of Premier and Cabinet

stateplanning@dpac.tas.gov.au

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