

Tasmanian Planning Scheme

Tourism zones – Fact Sheet

Purpose

This fact sheet gives an overview of the zones in the Tasmanian Planning Scheme for tourism uses in urban areas.

What is a zone?

A zone groups land that has one main use or purpose in common.

What do the tourism zones do?

The main zone in this category is the Major Tourism Zone, which is coloured dark grey on zoning maps. However, tourism takes on many forms and is a permitted or discretionary use in many of the other zones in the Tasmanian Planning Scheme (TPS). This aims to ensure that Tasmania remains a world renown tourism destination, with a variety of visitor accommodation options available.

Every zone description in the TPS includes a purpose statement, and usually identifies other uses that support or are compatible with the main purpose. The use tables then show which uses can occur in the zone.

Common uses that support tourism include:

- community meeting and entertainment, such as art and craft centres, function centres, museums, and public art galleries
- food services, such as cafes and restaurants
- general retail and hire, such as shops, cellar door sales, markets and farm produce sales
- hotel industry, such hotels and bars
- natural and cultural values management, such as national parks and reserves
- passive recreation, such as parks, gardens and foreshore reserves
- pleasure boat facilities, such as marinas and jetties
- resource processing, such as breweries, wineries and distilleries
- sports and recreation, such as major sporting facilities and golf courses
- tourist operation, such as theme parks, visitor and interpretation centres, wildlife parks and zoos
- visitor accommodation, such as backpackers' hostels, camping and caravan parks, holiday cabins, motels, overnight camping areas, residential hotels and serviced apartment complexes.

Many of these uses support the primary uses in a zone. For example, agritourism uses like cellar door and farm produce sales, wineries, breweries, distilleries and farm stays are appropriate for the Rural or Agricultural Zone. They support an agricultural use by adding value to the business and enabling it to diversify. These uses can complement the primary goal of the zone.

Tasmania is world renowned for its natural heritage sites, which attract significant numbers of visitors. These sites are not zoned as major tourism even though their appeal is so high. These sites, especially those on public land, are often zoned Environmental Management. Additionally, assessments in protected areas are carried out by the Department of Natural Resources and Environment.

Where do tourism zones apply?

As tourism covers a variety of uses and is included as a Permitted or Discretionary use in many zones, these zones occur across most of Tasmania. As its name indicates, the Major Tourism Zone is applied to large scale visitor attractions and developments, like MONA, the Country Club in Launceston, and the Barnbougle Golf Course. While sites such as MONA are undoubtedly important, most of the tourist development occurs in all the other suitable zones.

Can anything else happen in the tourism zones?

Other than the Major Tourism Zone, tourism uses generally provide a supporting or complementary role in the zone. Most zones where tourism uses often occur have other primary purposes, such as:

- residential zones, which provide for housing
- business and commercial zones, which provide a variety of functions, including the main retail and business centres across Tasmania
- rural zones, which provide for agricultural uses and other primary or rural industries
- environmental zones, which provide for the protection of natural values
- community use zones, which provide for a variety of community services and open space or recreational spaces.

Tourism uses rarely occur in the Light Industrial and General Industrial zones, but may include operations like breweries and distilleries.

Where tourism uses are feasible in non-tourism zones, the table below shows whether the uses are permitted or discretionary and notes any qualifications. Check the use table and the use and development standards for the detail of the qualifications.

Table 1: Condensed use table for tourism zones

Zone	Permitted	Discretionary
General Residential	Visitor accommodation*	For example, local shop or eat-in café
Inner Residential	Visitor accommodation*	For example, art and craft shop
Low Density Residential	Visitor accommodation*	For example, local shop
Rural Living	Visitor accommodation	For example, selling local produce
Village	Visitor accommodation	Tourist operation
Urban Mixed Use	Visitor accommodation Hotel Tourist operation	Visitor accommodation
Local Business	Visitor accommodation, if above ground floor Hotel	Tourist operation
General Business	Visitor accommodation, if above ground floor Hotel	Tourist operation
Central Business	Visitor accommodation, Hotel Tourist operation	Camping/caravan
Commercial		All
Rural	Visitor accommodation, with qualifications	Tourist operation

Agriculture		Visitor accommodation Tourist operation
Landscape		Visitor accommodation Tourist operation
Environmental Management	Visitor accommodation Tourist operation (both with qualifications)	
Port and Marine		Visitor accommodation Tourist operation
Utilities		Tourist operation
Community Purpose	Visitor centre	Tourist operation
Recreation		Tourist operation Camp/caravanning
Open space		Tourist operation Camp/caravanning

* if within an existing dwelling and taking no more floor area than 300 m².

Do I need a planning permit?

Most tourism uses will require a planning permit. There are some exemptions for visitor accommodation (for example, sharing bedrooms in your home) and markets on public land. Some uses may also be No Permit Required in the zone, such as Natural and Cultural Values Management and Passive Recreation.

If you are providing visitor accommodation in your own home, there is an exemption. This only applies if:

- it is your main place of residence and you let it while you are on holidays
- it is your main place of residence and no more than four bedrooms are given over to visitor accommodation.

What can I build?

The development standards set out requirements for height, size, colour, setbacks and visual impact and other issues, depending on the zone. Some use standards also apply requirements limiting the hours of operation and deliveries by commercial vehicles. This helps to minimise impacts on other uses in the area.

For more information

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

If you have general questions about the tourism zones, contact:

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