

## Rural Value Adding Developments

### Creating greater procedural and investment certainty for value-adding development in rural and peri-urban areas of South Australia.

#### PlanSA - a new planning system for South Australia

South Australia's new planning system and the Planning and Design Code (the Code) allows for greater procedural and investment certainty for value adding development in rural areas of South Australia.

Under the Code, property owners will be able to facilitate development or change of use to value-adding businesses like a shop, tourist accommodation or food and beverage production industries within Rural and Adelaide Country Zones.

The changes implemented by the new planning system address previous planning policies for rural value-adding that were inconsistent, outdated and impeded economic growth in regional areas and created significant barriers for investment.

#### Key advantages of rural value adding development

The below points highlight and outline the key advantages of the Code, how it supports value-adding development and allows for greater diversification of activities in rural areas of South Australia.

- Establishes new policy conditions which support value adding and related agri-business investment and development in rural areas.
- Removes barriers to innovation and efficiency, supporting investment and facilitating diversification of activities on rural land.
- Improves land use definition, including for tourist accommodation, to provide for more certain and consistent development assessment processes.
- Providing a range of policies to assist in addressing rural interface issues between sensitive and non-sensitive land uses.
- Greater diversification of activities on rural land will help create jobs for South Australians living in our regional towns and stimulate the local economies of the state's rural regions.

#### Productive Economy Zones

Rural value-add policies are located in the following productive economy zones and General Development Policies of the Planning and Design Code:

## **Rural Zone**

This zone covers the majority of the incorporated areas of the state. It supports a wide range of primary production activities and provides opportunities for value-adding and the use of renewable energy sources, including updated windfarm/solar farm provisions.

Where it applies: Vast areas of land between rural towns.

## **Rural Horticulture Zone**

This zone provides for intensive agriculture in the form of growing and processing of produce while supporting a wide range of low-impact rural activities. Value-adding opportunities are envisaged and less emphasis is given to tourist accommodation.

Where it applies: Areas used for horticulture, such as the Riverland.

## **Rural Aquaculture Zone**

This zone supports marine- and land- based aquaculture including facilities, infrastructure, ancillary development and value-adding opportunities.

Where it applies: Areas used for land-based aquaculture (Note: water-based aquaculture will be zoned Coastal Waters and Offshore Islands Zone).

## **Rural Intensive Enterprise Zone**

This zone supports intensive agricultural production, processing facilities and supporting ancillary industries and discourages incompatible activities to protect investment and jobs.

Where it applies: In some regional locations used for intensive animal husbandry.

## **Adelaide Country Zone (formerly Peri-Urban Zone)**

This zone promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.

Where it applies: Throughout the Adelaide Hills, at the interface with urban and rural areas.

## **Productive Economy General Development Policies**

### **Beverage Production in Rural Areas**

These policies seek to mitigate the potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries. The policies are based on existing development plan policies associated with wineries.

When it applies: An application for a new craft brewery or winery.

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