

**Carolyn Rimmer**

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**From:** Geoff Page <pageperma@yahoo.com>  
**Sent:** Thursday, 29 June 2023 11:03 AM  
**To:** LPS submissions  
**Subject:** Kentish Local Provisions Schedule  
**Attachments:** Land Use Representation to Kentish Council.pdf

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Greetings,

This is a representation to Kentish Council based on Council's invitation to comment on the local provisions schedule under the Tasmanian Planning Scheme.

The attached document outlines our request and indicates the reasons for and benefits of the proposal.

In summary, we need council to include provisions for multiple occupancy of rural property, and be in a position to approve multiple occupancy projects based on suitable development applications that enhance sustainability and biodiversity.

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Sincerely,

Geoff and Rani Page

# Land Use Representation to Kentish Council

By Geoff and Rani Page     June 2023

This submission is in relation to the Kentish Local Provisions Schedule of the Tasmanian Planning Scheme.

We see several social problems that we believe can be addressed with small changes to land use policies, and we take this opportunity to entreat Council to support our proposal.

We know of aging landowners who are no longer capable of operating farms at full capacity and don't have family heirs to take over their operations, or their children/grandchildren are not interested. These landowners may have lived on their property for many years and do not particularly want to leave their home but have no choice other than to sell out and move as they need extra care and assistance.

At the same time, many young people are faced with prohibitive costs which prevent access to rural property and a farming lifestyle, in addition to the widespread issues of housing shortages, environmental degradation and pollution, habitat destruction and other threats to native fauna and flora. We believe that more people involved in agriculture is a good thing, for them and the wider community.

A solution to address all these problems, at least to some extent, is to allow ownership of rural property to be transferred to a group title under the Tasmanian Strata Titles Act. This will allow various small allotments to be surveyed and separate titles created within the group and body corporate, for sale on the open market, with the intention of providing opportunities for affordable housing and farming lifestyle. Original owners will have the option to stay in their home and become part of the group, if they so wish.

A group title created this way can have rules and by-laws embedded in the scheme that require residents to support the goals of diversified sustainable agriculture and environmental regeneration to restore and protect native habitat.

Indeed, we have both lived in such a group development, at Crystal Waters Permaculture Village (CW) near Conondale in Queensland. This community has existed for over 35 years now and has been acknowledged by the United Nations Habitat Awards as an important example of sustainable human settlement. We believe it is time for the same thing to happen in Tasmania.

We note the inclusion of an override capability for local council approval when a development application might extend and enhance various aspects of high priority sustainability objectives.

Our representation is primarily targeted at the use of land designated for agricultural purposes, where we would like to develop a multiple occupancy agricultural community. We envision a residential Permaculture-based village, designated as 'Land for Wildlife', where people actively support native flora and fauna while producing all or most of their own food, with surplus for sale, using safe and non-polluting organic farming techniques.

We believe this kind of development would enhance sustainability prospects by diversifying agricultural productivity, introducing a community-based management system, and establishing a collective agreement to protect, respect and enrich the native environment.

We anticipate projects of this nature will provide opportunities for much needed affordable land and housing options. We see this development as a template or desirable model where people can live an affordable, healthy lifestyle amidst proliferation of natural environment.

We see many social benefits in this higher density agrarian lifestyle, with the expectation of developing a relatively close-knit community of people with a broad range of skills, talents and experiences to share.

We expect a significant economic benefit to Kentish Council through an increase in separate rateable allotments, and similar benefit to local businesses through increase in population.

We expect the environmental impact to be considerable, in a positive way, and expect these benefits to be so desirable as to warrant further future developments along similar lines.

We envision this community would include an educational facility where people come to experience and learn about sustainable farming, construction and Permaculture design.

We expect this development would include guest accommodation and a camping facility to cater for visitors.

We wish to proceed with land acquisition and associated development application but would appreciate the opportunity to discuss with Kentish Council our proposal and path forward, so we might advance with some degree of confidence, knowing that Kentish Council has no legislative barrier to endorsement.