

**Carolyn Rimmer**

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**From:** Trina Hole <trinahole@hotmail.com>  
**Sent:** Thursday, 6 July 2023 3:49 PM  
**To:** LPS submissions  
**Subject:** Draft Kentish Local Provisions Schedule - Tasmanian Planning Scheme  
**Attachments:** TPS submission.docx

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Please can you acknowledge receipt of this representation.

Kind regards,

Richard Smart & Trina Hole

90 Browns Road  
West Kentish 7306

3<sup>rd</sup> July 2023

Mr G Monson  
General Manager  
Kentish Council  
P O Box 63  
Sheffield 7306

Dear Mr Monson,

**Draft Kentish Local Provisions Schedule – Tasmanian Planning Scheme – Invitation to Comment**

With reference to the above review, we submit our representation as follows:

We understand the aim of the review is specifically to protect Agricultural land and Tasmanian Planning Scheme is for future State wide planning consistency.

We have a glaring discrepancy along Careys Road: we have two properties that base their businesses on grazing and visitor accommodation, one is proposed to become Rural Zone the other remain in the Agricultural Zone. Productivity of farming practice is not covered.

The Eagles Nest Retreat properties have been subdivided and boundary realigned into 4 titles and are proposed to be zoned Rural. Further along the road we have Manna Hill Farm Accommodation which is in 2 titles, and it's proposed to remain with the Agriculture Zone, main source of income on both properties is visitor accommodation.

Main source of income is not part of this review – it is protection of Tasmania's Agricultural Estate – and having the Eagles Nest Retreat properties zoned Rural does not protect their, or adjoining and adjacent commercial Agricultural properties, now or into the future.

As per the current "The List" Agricultural layer we believe that all the Eagles Nest Retreat properties are currently zoned agricultural, and should remain so. To be changed to the Rural Zone creates direct conflict with their/adjoining/adjacent properties. There is no difference in the ability of their ground, and elevation with that of adjoining and adjacent Agricultural properties. The size of property has limited affect on its ability to contribute.

To use Macquarie Franklin's description "The Agriculture Zone aims to broadly capture and protect Tasmania's agricultural land, or Tasmania's 'agricultural estate'. In broad terms the 'agricultural estate' refers to land currently supporting existing agriculture or with the potential to support agriculture, taking into account the significance of the land for agriculture at a local, regional and State level. *Agricultural Land Mapping Project Background Report 4 Tasmania's 'agricultural estate' encompasses more than prime agricultural land or land within irrigation districts. It captures land with varying soil and climatic characteristics and provides for a broad range of agricultural enterprises.*

Perhaps a fairer way to zone properties is all property titles under 2.5ha should be zoned Rural, and those above zoned Agricultural.

Happy to discuss further.

Yours sincerely,

**Richard Smart and Trina Hole**