



BENTLEY
Mole Creek Road
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Tasmania 7304

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John B. Hawkins
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21st December 2018

Martin Gill, General Manager:
Meander Valley Council
26 Lyall Street
Westbury 7303

By Email: planning@meander.tas.gov.au and Martin.Gill@mvc.tas.gov.au

Representation on Draft Meander Valley Local Provisions Schedule

Mayo Arboretum Land of Bentley - Agreed Land Zoning Sought

Dear Mr Gill,

I write regarding a matter which remains inappropriately zoned regarding the area of Bentley which, although is within the old Chudleigh township, still unacceptably remains in the Rural Resource Zone of the MV IPS and what is worse, is in the Agriculture Zone of the Tasmanian Planning Scheme, draft Local Provisions Schedule of Meander Valley.

We seek that the several small titles of Bentley, all within the gazetted town of Chudleigh, which support the Mayo Arboretum be zoned into Open Space Zone of the Local Provisions Schedule of the Tasmanian Planning Scheme. A separate enclosed document of the titles of Bentley, which show the relevant titles to be so zoned forms a part of our representation.

We now consider this matter as important for Council to resolve. This representation explains both the nature of the issue and the disadvantage that has been caused to us through no fault of our own.

It should be noted that this representation only deals with the agreed zone change to land supporting the Mayo Arboretum, in the town of Chudleigh. Since about 2007 we have attempted to remedy many land use planning, scenic land management and heritage deficiencies, many of which remain unresolved. However, due to personal circumstances, that is critical health issues, we simply cannot afford to be spending more time on those issues dealing with a recalcitrant, colonial administration in the circumstances.

We understand Council received an email from Mr Ricketts on our behalf on the 4/12/2017 at 3:48 PM, attempting again to resolve this important matter prior to the Draft Local Provisions of the Tasmanian Planning Scheme going to Council in December 2017 and that MVC's senior planner responded about a week later on 11/12/2017 at 12:08 PM. Mr Ricketts provided a copy of the emails (see below at the end of this letter) and has discussed the matter at some length.

Please bear in mind our first representation on this matter was dated the 2nd December 2013. Our representation was detailed, comprehensive and unambiguous. We even provided a map based zoning proposal within that 67-page representation. Council's response was not forthcoming until October 2014.

In January 2015, the Liberal State Government changed some of the law regarding Interim Planning Schemes after the Directions Hearing and diminished our rights as well as destroying the agreed process. We had reasonably and strenuously objected to the Liberals pre-emptive wrecking proposal in 2014.

Now we are almost at the end of the 2018 year and the matter, which was agreed to be resolved, is perhaps still languishing within the quagmire that is the Liberal Government inspired shambles of the only partially resolved Interim Planning Schemes in Tasmania.

It is conceded that a solution, albeit a complex and from our perspective and expensive one, being that of a specific area plan (SAP) for Bentley was proposed by Council in 2018. Indeed, we at Bentley started doing this work, which proved to be complex and substantial. During the latter part of 2018 we decided that other priorities needed to take precedence.

Our previous proposal to take the land out of the Rural Resource Zone of the MVIPS 2013 and place it in the Low Density Residential Zone was contained in our representation of the 2nd December 2013, see pages 15 to 18 including the zone proposal map.

More explicitly, in the round of representations to Meander Valley's 2013 Interim Planning Scheme, we gained Council's agreement (as stated in Council's Section 30J

report to change the zone the titles, which we own, within the Chudleigh gazetted town boundary.

Council had an alternative but also satisfactory and similar proposal in response, which was expressed in its IPS Section 30J report, dated October 2014. See pages 31 through 35, especially Figure 15.6. (Use the page numbers in the 30J report itself).

After that IPS S30J report to the TPC, a meeting (rather than a hearing) was held following the law being changed by the Liberals. Although we objected to those scurrilous changes to the law it did no good. As a result of the changes, we believe the processes, following the agreement of all parties was not tight and thus was not satisfactory, did not meet the schedule one objectives of the RMPS, because decisions and agreed positions and proposals simply were not implemented.

Early on in the meeting process, Council gained the Tasmanian Planning Commission (Mr Alomes etc.) agreement. After consideration, we had decided to support the Council's S 30J proposals, even though they were somewhat different to ours. This was discussed in a TPS hearing/meeting and the un-actioned but agreed proposal by Council is surely documented, both by Council and the Tasmanian Planning Commission.

When one looks at the current IPS Zone Mapbook (available from: <http://www.meander.tas.gov.au/page.aspx?u=410>) one can see that none of the changes, which have been agreed by Council and which were supported by the TPC, have been implemented, regarding the 14 titles of Bentley within the Chudleigh town boundary, north of the Cemetery, which itself was dealt with and rezoned. We naturally thought the changes would have been incorporated because we had a consensus agreement before the TPC.

Mr Ricketts identified this problem late in November 2017, when he was checking the Draft Meander Valley Local Provisions Schedule for the various Chudleigh matters and wrote to Council's Ms Oliver on the 4th December. Both he and I had been out of the State for most of the informal preliminary consultation process around the development of a draft Local Provisions Schedule for Meander Valley under the TPS.

Currently many of the 14 or so small titles of Bentley's, which are within the one PID of Bentley are involved in this 'mis-zoning' and are zoned Rural Resource, not Low Density Residential Zone in the MV IPS 2013.

Clearly there is a problem for us, should we intend to develop any of the land, including the chapel, a historic building which remains outside of the Low Density Residential Zone and inexplicably not included in Council's local Heritage Place list. That unrelenting avoidance is a travesty. On that subject, we noted that the TPC's Mr Alomes sought to have the matter of the local Heritage list rectified in the IPS meeting process, but clearly his power on this occasion had been stripped away by the Liberals.

During the IPS process we had thought we were increasing, in some, way low density residential stock by way of offsetting the community opposition to Chudleigh North!

Currently the Draft Meander Valley Local Provisions Schedule of the Tasmanian Planning Scheme proposes to zone almost the whole of our land as Agricultural Zone, that is apart from the cemetery and the few Rural Living Zoned blocks on the top of the hill and Kalingal which is in the Village Zone. This is unacceptable.

PLEASE NOTE: Currently, in both cases, (i.e. in both schemes) development aspirations on Bentley near Burnett Street are stymied.

We, of course, cannot comment whether the ongoing nature of the mis-zoning problem is a deliberate one or accidental. But we are positive there would be difficulties in fixing it unless we get Council's and Ms Oliver's as well as the Tasmanian Planning Commission's cooperation and agreement. Hence this representation seeking an alternate zoning for the Chudleigh town blocks which support the Mayo Arboretum.

The fact is, at the moment, we could not easily protect the Mayo Arboretum were it to remain in the open slather Agriculture Zone and nor could we separate any of the small, town titles which are outside of the Arboretum from the main Bentley PID and development the land on Burnett Street, north of the Cemetery, which remains within the Rural Resource Zone and which now, inexplicably, is currently intended by Council to remain within the Agriculture Zone.

Council's decision to include this land that is within the town boundary, as Agriculture Zone, simply flies in the face of its October 2014 (S30J) decision under the MVIPS 2013 process. It is also against the verbal agreement and position we reached with Council via a meeting at the Bentley Chapel in Burnett Street, Chudleigh on the 27th April 2018.

We acknowledge Council's Ms Oliver raised in her email to Mr Ricketts earlier in 2018 the issue of the arboretum of relatively young trees planted within these 14 titles. The Mayo Arboretum (as it is now called) will on Bentley actually dominates those 14 titles within the Chudleigh Gazetted town boundary. The arboretum itself was planted by Robyn Hawkins (nee Mayo) and is important to both Robyn and myself. This Arboretum is an Arboretum of Tasmanian eucalyptus trees.

We now consider that despite the RMPS system and the various provisions in the Tasmanian Planning Scheme, which have mostly been discarded by Council that this young arboretum cannot easily be conserved with a recalcitrant Council like Meander Valley, which has so far refused to do anything of any use regarding the environment or heritage or indeed scenic protection or even tree protection. The Mayo Arboretum performs a function of landscape modification as well as its other function as a collection of Australian native tree species. It was intended to be permanent.

Bentley has established the Mayo Arboretum and we obviously want it to survive: we would prefer to have some way to protect it, which is actually, as we see it, no different to our long held position over heritage and scenic landscape.

There could be a number of ways within the new planning scheme. I am advised Kingborough Council has done Part 5 Agreements for conservation purposes so that solution is obviously possible but not very secure. Because it is not a natural planting of species native to the property, we are also advised it is not appropriate to use the covenant provisions of the Nature Conservation Act to recognise the public interest values and protect the Mayo Arboretum. Thus we, in conjunction with Council, came to the conclusion that a zone change for the titles supporting the Mayo Arboretum would be best achieved in the circumstances by zoning this area to Open Space.

In terms of our now deferred aspirations to build on our land somewhere to the north of the cemetery on Burnett Street, we would seek the block of land owned by Bentley, within the Chudleigh town boundary, be zoned Low Density Residential, without further delay. This is identified as such in the enclosed table of titles. We would expect that such a zoning be incorporated into the Local Provisions Schedule of the Tasmanian Planning Scheme.

We consider it may likely take too much time to allow this matter to languish in the upcoming public comment on the Meander Valley's draft Local Provisions Schedule within the Tasmanian Planning Scheme. To be clear: The problem of the zoning for this part of Bentley should be a priority for Council and the TPC to rectify at the earliest opportunity in this draft LPS.

It is very concerning that the first instance where the boundaries of the entirely new Agricultural Zone (for Meander Valley) are spatially expressed becomes buried within a new Draft Local Provisions Schedule. This is a large change of Zone which should have been subjected to a separate consideration and public consultation. There are obviously many inadequacies embalmed in the Agricultural Zone. Please note we made representation over some of these in the draft State Planning Provisions process.

Fancy being in hearings and meetings and making representations since December 2013 and a matter, which has basically been agreed, is still not resolved in January 2018. A disgraceful Liberal shambles. Nonetheless it is acknowledged that during 2018 Council's agreement to the Mayo Arboretum being included in an open space zone is welcome.

We understand the current Draft LPS process will have proper hearings (not meetings) so this sort of ridiculous situation will not likely happen again. Both Robyn and I are getting older and certainly do not have any more time to spare. This land use planning matter has to be fixed sooner rather than later. In land use planning in Tasmania it is immensely obvious that not only is there no intergenerational equity but there indeed is no equity for the current generation, in our view.

As you can see from this letter, we completely disagree with Council about the status of the matter and indeed the urgency. We do not support your approach and the lack of a timely resolution of the matter.

Conclusion

I trust this representation has clarified and proposed solutions for what we see as an unsatisfactory land use planning zone matter for us here at Bentley.

We await Council's consideration of the issues and proposals we have raised and look forward to an early response.

Yours sincerely,

A handwritten signature in black ink, appearing to read "John B. Hawkins". The signature is fluid and cursive, with a large initial "J" and "H".

John B. Hawkins

Enclosure: Table of Bentley land titles and zones.

END

Bentley Land Titles 21st December 2018 –Version for Use with LPS Submission Only

Compiled by A Ricketts for J.B. and R.A. Hawkins, Email: jhawkins@acenet.com.au.

The following represents a list of the 29 titles under the PID 3033481 for the property Bentley Estate in December 2013. Also covers the John Hawkins Properties which are not amalgamated for rates purposes with Bentley Estate; Titles in the name of J.B. Hawkins. PID: 2205202 Kalingal and associated titles including railway line land. Also Titles in the name of Robyn .A. Hawkins. That is PID: 7821397 in Robyn Hawkins name.

The information compiled comes from copies of titles and title diagrams or plans which were provided by JBH's new solicitor in 2018.

The information did not include PID: 7821397 and PID: 2205202 titles, so those tables have not been completed at this stage.

NB Guide to the 3 tables' key.

- **TITLE Volume/Folio** The title reference on the titles which were provided by JBH's solicitor
- **OWNER** There are three owners and the three tables correspond to those ownerships.
- **SIZE in Ha or Acres** The area on the title plan attached to the title which was provided by JBH's solicitor when the plan is sufficiently complete.
- **CURRENT or FUTURE USE** Where known to the writer. Yet to be discussed with JBH and RAH so is a preliminary opinion only at this stage.
- **CURRENT MVCIPS 2013 ZONE** The Current Zone in the Meander Valley Councils 2013 Interim Planning Scheme.
- **TPS Proposed Zone** The anticipated Zone which is being proposed under Meander Valley Council's Local Provisions Schedule. NB This is not the zone which may appear in the Draft Local Provisions Schedule but the zone which may be most desired by JBH and RAH.
- **COMMENT** Various information about the title to assist in its identification.

PID 3033481 Titles in the name of JB and RA Hawkins:

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
104210/1	JB and RA Hawkins	10 acres and 16 perches 4.087 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living	Granted to James Buck Title ref A 11897 Registered Plan D 104210 Transferred to JBH and RAH on 5-5- 2003 C439486 Bounded by Denison, Burgess, Gunn and Burnett Sts
104210/2	JB and RA Hawkins	10 acres and 16 perches 4.087 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living Zone	Granted to James Buck Title ref A 11897 Registered Plan D 104210 Transferred to JBH and RAH on 5-5- 2003 C439486 Bounded by Manly, Burgess, Fraser and Burnett Sts
104210/3	JB and RA Hawkins	10 acres and 16 perches 4.087 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living Zone	Granted to James Buck Title ref A 11897 Registered Plan D 104210 Transferred to JBH and RAH on 5-5- 2003 C439486 Bounded by Denison, Burgess, Fraser and Burnett Sts
104210/4	JB and RA Hawkins	6.804 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living Zone	Granted to James Buck Title ref A 11897 Registered Plan D 104210

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Transferred to JBH and RAH on 5-5-2003 C439486 Bounded by Manly, Burgess, Jean and Burnett Sts
104210/5	JB and RA Hawkins	4.239 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living Zone	Granted to James Buck Title ref A 11897 Registered Plan D 104210 Transferred to JBH and RAH on 5-5-2003 C439486 Bounded by Manly, Foote and Burnett Sts
111363/1	JB and RA Hawkins	2.019 Ha	Farmland Internal roading	Rural Resource Zone	Agriculture Zone	Land described in conveyance no 8/1660 Excepting Lot 1 on P111363 Derivation Part of 860 acres granted to P Oakden Derived from A13499 Prior CT 109662/1 Transferred to JBH and RAH on 5-5-2003 C439486 Former Railway line easement
111364/1	JB and RA Hawkins	1.876 Ha	Farmland Internal roading	Rural Resource Zone	Agriculture Zone	Land described in conveyance no 8/1660 Excepting Lot 1 on P111363 Derivation Part of 860 acres granted to P Oakden Derived from A13499 Prior CT 109662/1

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Transferred to JBH and RAH on 5-5-2003 C439486 Former Railway line easement
119176/1	JB and RA Hawkins	4.087 Ha	Unknown but would appear to be farmland.	Rural Living Zone	Rural Living Zone	Whole of Lot 40964 Granted to PG and CV Cramp. Prior CT 4687/3 Lot 1 on plan 119176 Transferred to JBH and RAH on 5-5-2003 C439486 Bounded by Burgess. Dry, Burnett and Gunn Sts. Located to the south of the cemetery.
123138/1	JB and RA Hawkins	1 acre and 13 perches. 5387 sq. metres	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Granted to James Ritchie Derivation Whole of Lot 3 , 1A-1R-13ps Derived from Y17954 Transferred to JBH and RAH on 21-10-2003 C401310 Oakden and opposite end Burgess Sts
138417/1	JB and RA Hawkins	5666 sq. metres	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Derived from Y19836 Granted to George Ritchie Transferred to JBH and RAH on 21-10-2003 C401310 On Oakden Street Plan P138417
138417/2	JB and RA Hawkins	5666 sq. metres	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Derived from Y19836 Granted to George Ritchie

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Transferred to JBH and RAH on 21-10-2003 C401310 On Oakden Street Plan P138417
138417/3	JB and RA Hawkins	8397 sq. metres	Part Mayo Arboretum and Part Cemetery	Rural Resource Zone	Part Open Space Zone and Part Community Purpose Zone	Derived from Y19836 Granted to George Ritchie. Transferred to JBH and RAH on 21-10-2003 C401310 On Oakden Street Plan P138417
140238/1	JB and RA Hawkins	1 acre	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Corner of Burgess and Archer Derivation: Part of Lot 1 Granted to Richard Sheen. Derived from Y19972 Transferred to JBH and RAH on 21-10-2003 P.140238
142977/1	JB and RA Hawkins	2.023 Ha	Part Mayo Arboretum and Part Cemetery The former Presbyterian Church Reserve.	Part Rural Resource Zone and Part Community Purpose Zone.	Part Open Space Zone and Community Purpose Zone.	Town of Chudleigh. Corner of Burnett and Dry Sts. Lot 1 on Plan 142977 (Section 27A of the Land Titles Act) Derivation: Whole of Lot 1 on Plan 142977 Gtd to the Crown. Transfer to JBH and RAH Registered 26 th April 2010. M265569

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Seems to include a part of Burnett St, in any case accessed off Burnett St at the end of the street.
150260/1	JB and RA Hawkins	177.7 Ha	Farmland and Includes the historic homestead of Bentley and a range of outbuildings.	Rural Resource Zone	Agriculture Zone	Parish of Woodbridge, Land District of Westmorland, and Town of Chudleigh. Lot 1 on Sealed Plan 150260 Derivation: Part of 860 acres granted to P Oakden and Part of 1500 acres located to P Foote and whole of Lot 1000 (4070 sq. m) The Crown, whole of lot 1001 (4047 sq. m) (Parts of Burgess St) The Crown Prior CT 127021/1, 150260/1000 and 150260/1001. Transferred to JBH and RAH C439486 and C750702 Mole Creek Road Chudleigh
16802/10	JB and RA Hawkins	2 acres Now shown as 8094 sq. m	Currently a Chapel Building, a former brick cottage. Dwelling opportunity intended for this title.	Rural Resource	Low Density Residential Zone	Lot 10 on plan 16802. Derivation: Whole of 2 acres (Sec. F) Gtd to j. Ashdown and whole of Lot 6 (Sec F) Gtd to E Booth. Prior CT 3918/66 Transferred to JBH and RAH C 401214 on 21 Oct 2003. 41 Burnett St Chudleigh. Crn of Burnett and Oakden St.
16802/11	JB and RA Hawkins	4047 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 11 on plan 16802.

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Derivation: Whole of 2 acres (Sec. F) Gtd to j. Ashdown and whole of Lot 6 (Sec F) Gtd to E Booth. Prior CT 3918/66 Transferred to JBH and RAH C 401214 on 21 Oct 2003. Located Crn Burnett and Archer Sts.
16802/6	JB and RA Hawkins	8549 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 6 on plan 16802. Derivation: Whole of Lot 5 (Sec, W.w) and Lots 4, 7 and 9 (Sec. F) Gtd to D. Pickett, B. Coan and W. Bransgrove and H. Ashdown Prior CT 3918/65 Transferred to JBH and RAH C 401214 on 21 Oct 2003. Located on north side of Dry St adjoining Bentley. (where Burgess St may have run)
16802/7	JB and RA Hawkins	4047 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 7 on plan 16802. Derivation: Whole of Lot 5 (Sec, W. w) and Lots 4, 7 and 9 (Sec. F) Gtd to D. Pickett, B. Coan and W. Bransgrove and H. Ashdown Prior CT 3918/65 Transferred to JBH and RAH C 401214 on 21 Oct 2003.

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
16802/8	JB and RA Hawkins	4047 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 8 on plan 16802. Derivation: Whole of Lot 5 (Sec, W. w) and Lots 4, 7 and 9 (Sec. F) Gtd to D. Pickett, B. Coan and W. Bransgrove and H. Ashdown Prior CT 3918/65 Transferred to JBH and RAH C 401214 on 21 Oct 2003. Frontage onto Oakden St
16802/9	JB and RA Hawkins	4047 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 9 on plan 16802. Derivation: Whole of Lot 5 (Sec, W. w) and Lots 4, 7 and 9 (Sec. F) Gtd to D. Pickett, B. Coan and W. Bransgrove and H. Ashdown Prior CT 3918/65 Transferred to JBH and RAH C 401214 on 21 Oct 2003. Frontage onto Archer St
20327/3	JB and RA Hawkins	4047 sq. m	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Town of Chudleigh. Lot 3 on diagram 20327. Derivation: Whole of Lot 3 Section F. Gtd to Benjamin Butterworth. Prior CT4040/18 Transferred to JBH and RAH on 21-10- 2003 C 401214

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
203673/1	JB and RA Hawkins	4 acres and 36 perches	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Granted to Warden of Deloraine. Derived from Vol 15 folio 70 Former title Vol 2256 fol 42 Transferred to JBH and RAH on 21-10- 2003 C401310 Corner of Burnett and Oakden Sts Chudleigh
216123/5	JB and RA Hawkins					
228281/8	JB and RA Hawkins	1 acre	Mayo Arboretum	Rural Resource Zone	Open Space Zone	Lot 8 on plan 228281 Gtd to H Ashdown Derived from CT Vol 790 fol 51 Transfer A 49644 Ex Philpott Transferred to JBH and RAH on 21-10- 2003 C 401214 Frontage onto Archer St
44248/1	JB and RA Hawkins	16.52 Ha	Farmland	Rural Resource	Agriculture Zone	Lot 1 on diagram 44248 Derivation: Part of 860 acres granted to P Oakden Prior CT 3822/12 Transferred to JBH and RAH on 20 th June 2003
44249/2	JB and RA Hawkins	109.4 Ha	Farmland	Rural Resource	Agriculture Zone	Lot 2 on diagram 44249 Derivation: Part of 860 acres granted to P Oakden Prior CT 3708/65

TITLE Volume/Folio	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
						Transferred to JBH and RAH on 20 th June 2003
47523/1	JB and RA Hawkins	38.83 Ha	Farmland	Rural Resource	Agriculture Zone	Lot 1 on Diagram 47523 Being land described in conveyance No 66/5586 Derivation: Part of 860 acres granted to P Oakden and Part of 1500 acres located to P Foote Prior CT 4742/71
47523/2	JB and RA Hawkins	19.91 Ha	Farmland	Rural Resource	Agriculture Zone	Lot 2 on Diagram 47523 Being land described in conveyance No 66/5586 Derivation: Part of 860 acres granted to P Oakden and Part of 1500 acres located to P Foote Prior CT 4742/72 Transferred to JBH and RAH on 25 th September 2003

John Hawkins Properties which are not amalgamated for rates purposes with Bentley Estate; Titles in the name of J.B. Hawkins.

In John Hawkins' name:

PID: 2205202 Kalingal and associated titles including railway line land.

TITLE	OWNER	SIZE in Ha or Acres	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS Proposed Zone	COMMENT
228692/1	J.B. Hawkins.		Kalingal curtilage	Village Zone	Village Zone	Title yet to be provided.
232437/1	J.B. Hawkins.		Kalingal curtilage	Village Zone	Village Zone	Title yet to be provided.
229645/1	J.B. Hawkins.		Kalingal curtilage	Village Zone	Village Zone	Title yet to be provided.
214221/1	J.B. Hawkins.		Kalingal curtilage	Village Zone	Village Zone	Title yet to be provided.
229672/1	J.B. Hawkins.		Kalingal curtilage	Village Zone	Village Zone	Title yet to be provided.

Titles in the name of Robyn .A. Hawkins.

PID: 7821397 In Robyn Hawkins name:

TITLE	OWNER	SIZE	CURRENT or FUTURE USE	CURRENT MVCIPS 2013 ZONE	TPS SAP Proposed Zone	COMMENT
Folio: 34768/1	Robyn .A. Hawkins.			Rural Resource	Needs discussion Likely Agriculture Zone	A residential building on main street just outside of village zone. Title yet to be provided.

PID: 7821397; Volume/ (A

END