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Sent: Tue, 31 May 2022 16:50:30 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "Mark Sanders" <mark@upload.com.au>; "Nat Eiser" <nat.j.eiser@gmail.com>
Subject: Huon Valley LPS Submission Castle Forbs Bay
Attachments: Huon-LPS_AG-R_PlanningSubmission_CastleForbesBayGroup_31-May-22.pdf

Trent J. Henderson

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RED SEAL Urban & Regional PLANNING

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Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.

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Huon Valley Local Planning Schedule (LPS) – Submission Section 35E Land Use Planning and Approvals Act 1993:

- 460 Harwoods Road, Castle Forbes Bay (PID: 2506435, CT: 215507/1)
- Castle Forbes Road, Castle Forbes Bay (PID: 2304710, CT: 229458/1)
- Lot 1 Harwoods Road, Castle Forbes Bay (PID: 3596321, CT: 248735/1)
- Lot 6 Harwoods Road, Castle Forbes Bay (PID: 3596241, CT: 13859/6)
- Lot 2 Harwoods Road, Castle Forbes Bay (PID: 3613590, CT: 175557/3)
- 433 Harwoods Road, Castle Forbes Bay (PID: 9823142, CT: 53182/1)
- Lot 2 Harwoods Road, Castle Forbes Bay (PID: 9027658, CT: 180867/2)
- 34 Bay Link, Franklin (PID: 5707718, CT: 249012/1)

For: the listed property owners

BY: TRENT J. HENDERSON

BA(Hons) GCurbDgn MEP RPIA

Principal Planner

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Appendix A – Analysis and Assessment of Residential Use in Agriculture Zone

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Summary

Project: Huon Valley Local Provision Schedule Planning Submission relating to the land described as:

- 460 Harwoods Road, Castle Forbes Bay (PID: 2506435, CT: 215507/1)
- Castle Forbes Road, Castle Forbes Bay (PID: 2304710, CT: 229458/1)
- Lot 1 Harwoods Road, Castle Forbes Bay (PID: 3596321, CT: 248735/1)
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- 34 Bay Link, Franklin (PID: 5707718, CT: 249012/1)

Planning Authority: Huon Valley Council
Planning Policy: Section 35E - *Land Use Planning and Approvals Act 1993*
Current Scheme Zoning: Rural Resource
Proposed LPS Zoning: Agriculture
Revised LPS Zoning: Rural
Date of Assessment: May 2022

At Issue:

- a) There appears to be a core error in the decision tree to determine the allocation of Agriculture Zone, resulting in:
 - i. Land zoned Agriculture
 - ii. Not using Certificate of Titles to base the Agriculture Zone resulting in an untimely and misguided image of the lot layout,
 - iii. Not factoring poor soil quality with the two previous errors resulting in small lots that are zoned agriculture, plus the fact the land is recognised as a drought zone, not able to sustain agricultural use or be positioned to be incorporated into a larger sustainable farm.

- b) It appears that existing approvals have not been considered in assuming that the 'Land Potentially Suitable for Agriculture Zone' layer in the LIST is correct, therefore resulting in zoning implications that will inhibit the capacity for the lots to be able to be developed.

Therefore, pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the draft LPS should not apply the zone Agriculture to the subject area but instead the Rural Zone.

1 Introduction

Red Seal Urban & Regional Planning have been engaged by the property owners:

- M W & J L Sanders,
- T J O'Neill & JM Lancaster,
- P & K Leitch,
- R D & K P Steinert,
- A L Carnes,
- C P & A C Newbon,
- M R Donaghy & C N Boucher, and
- Organization Faster Than Expected Pty Ltd

to review the exhibited documents of the Huon Valley draft Local Provisions Schedule (LPS) in relation to the application of the Agriculture Zone on land at:

- 460 Harwoods Road, Castle Forbes Bay (PID: 2506435, CT: 215507/1)
- Castle Forbes Road, Castle Forbes Bay (PID: 2304710, CT: 229458/1)
- Lot 1 Harwoods Road, Castle Forbes Bay (PID: 3596321, CT: 248735/1)
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- 34 Bay Link, Franklin (PID: 5707718, CT: 249012/1)

1.1 Background

It is recognised that great work is involved in progressing the LPS to this stage and we commend Huon Valley Council (the Council) and its planning staff for it. However, given the extent of work required and the duration of time it has taken Council to undertake the mapping process, it is understandable that some aspects of the zone mapping are not optimal due to the base data not being specific to each site in addition to the fact that the land tenure and on ground activity has varied since the desktop assessment was undertaken.

Therefore, pursuant to Section 35E of the *Land Use Planning and Approvals Act 1993* (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing zoning by providing onsite clarification for the properties of concern.

Council has proposed to zone the eight lots Agriculture, with the surrounding properties to be Rural zone under the LPS.

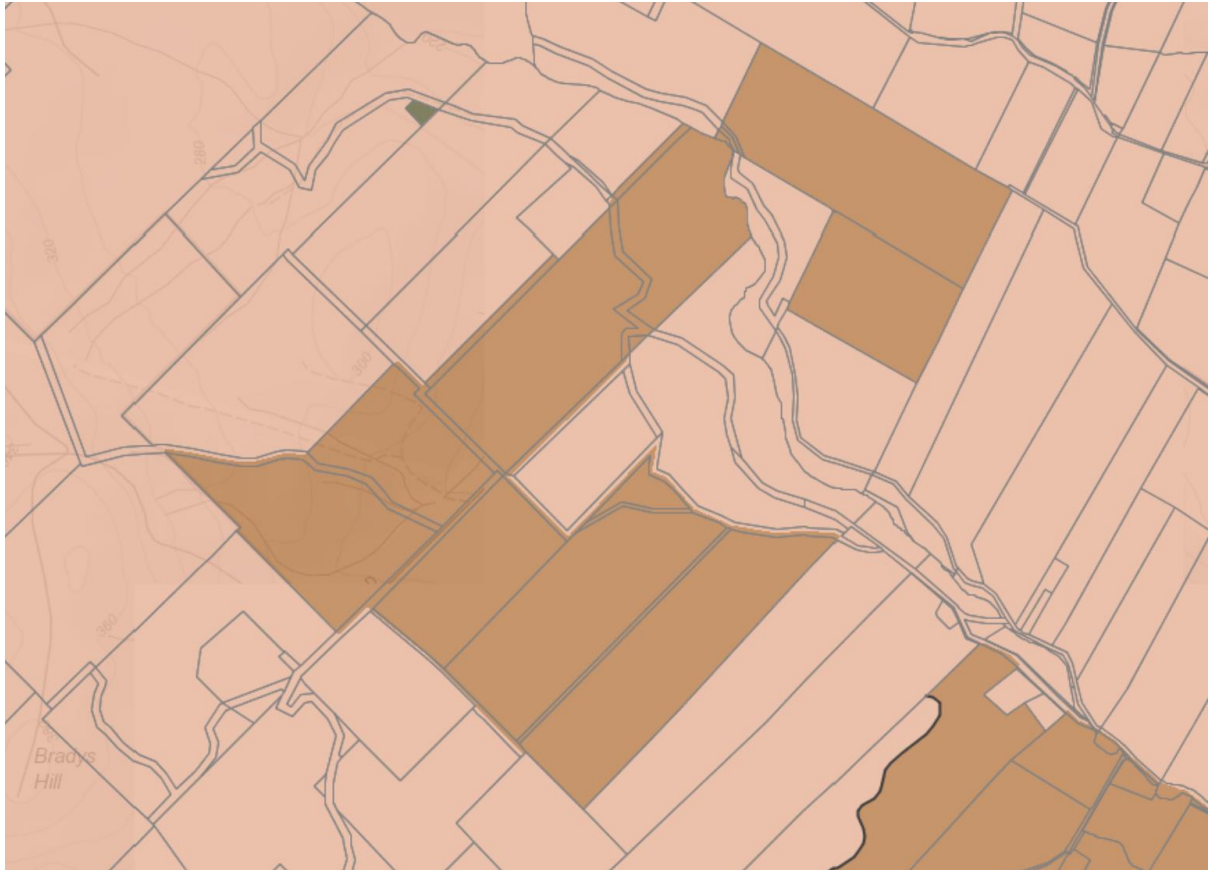


Figure 1.1a – The proposed new zoning to Agriculture for the subject eight lots (in the center of the image in dark brown) under the Huon Valley LPS. (Source Huon Valley Council)

Currently the Huon Valley Interim Planning Scheme 2015 has the land zoned Rural Resource (Figure 1.1b), which is reflective of the fact that until recently the western lots were being used for hardwood plantation. Land to the southwest is still being used for plantation forestry, both private and State forests.

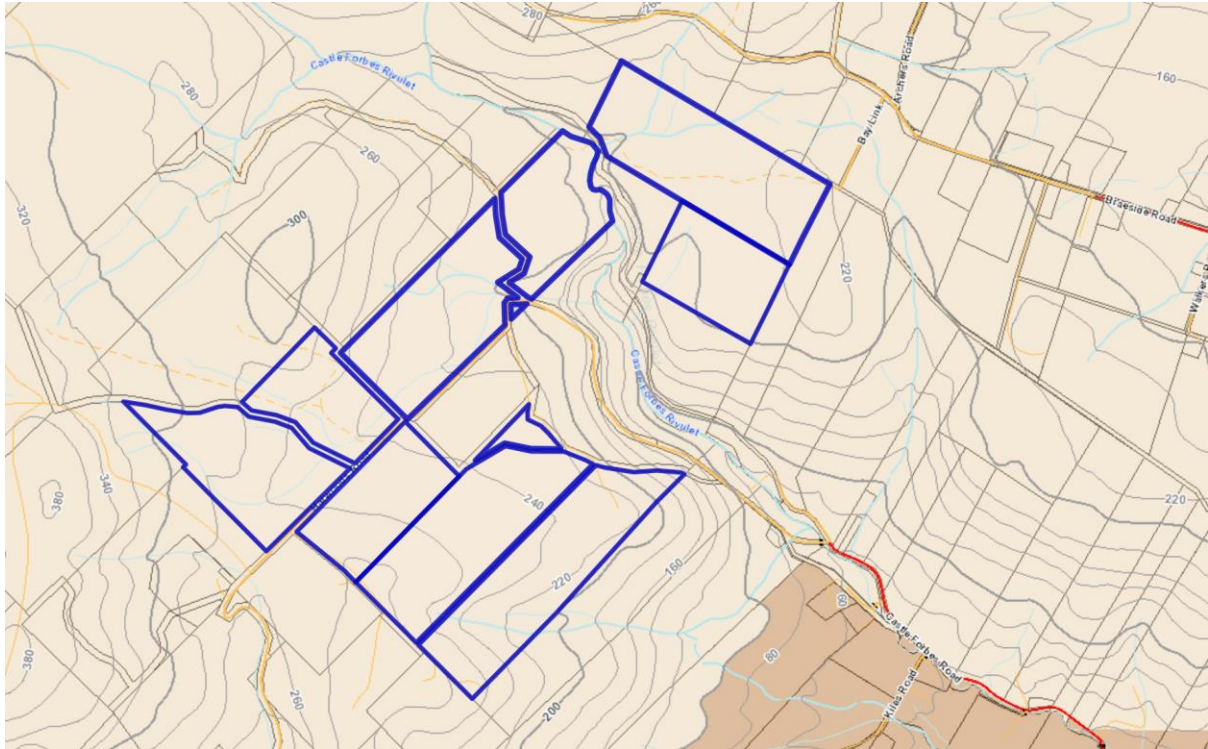


Figure 1.1b – The subject lots (outlined) under the current Huon Valley Interim Planning Scheme 2015, currently zoned Rural Resource (light brown) with Castle Forbes Bay valley floor currently zoned Significant Agriculture. The contours demonstrate that the area is entirely above the 200m evaluation and extends to just past the 300m contour level in the west. (Source LIST Map)

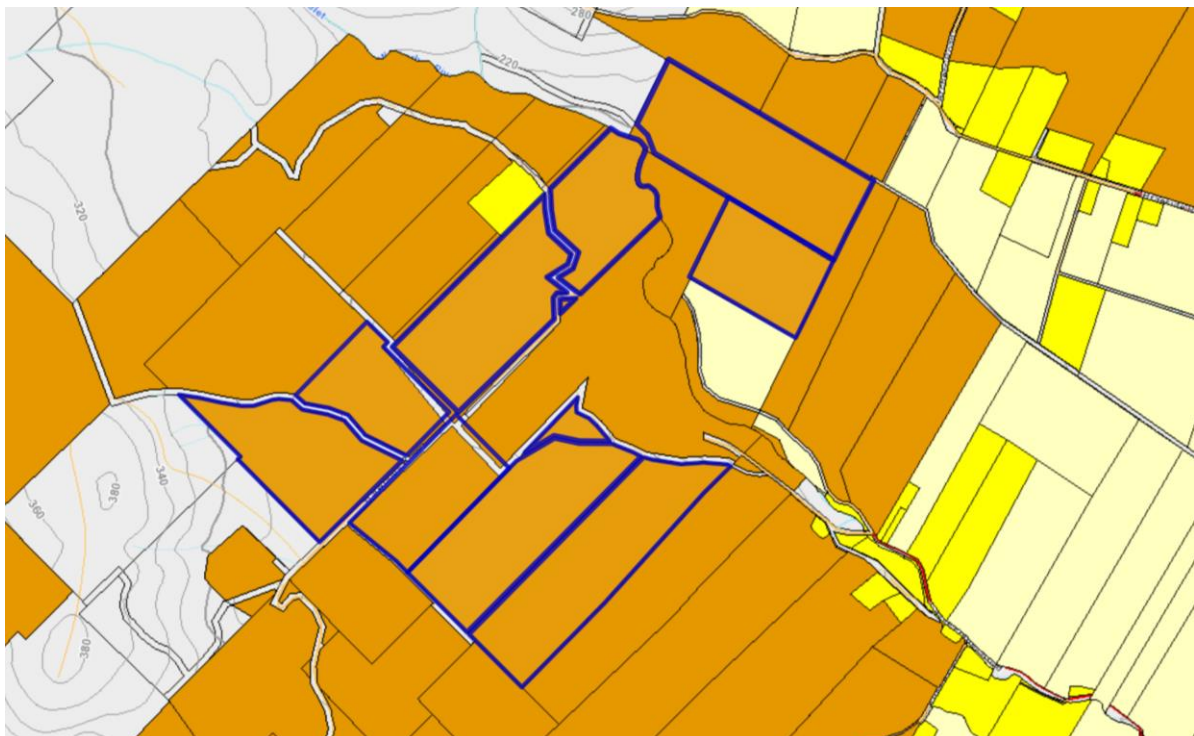


Figure 1.1c – The lot boundaries are shown in blue; all the lots are shown to be “unconstrained” within the Land Potentially Suitable for Agriculture Zone’ layer of the LIST. (Source LIST Map)

1.2 Site

The site consists of eight lots located at the upper reaches of the Castle Forbes Rivulet Valley between the 200m and 300m contours predominately with a north-easterly aspect. As established, each of the lots are in individual ownership, see Figure 1.2a below.

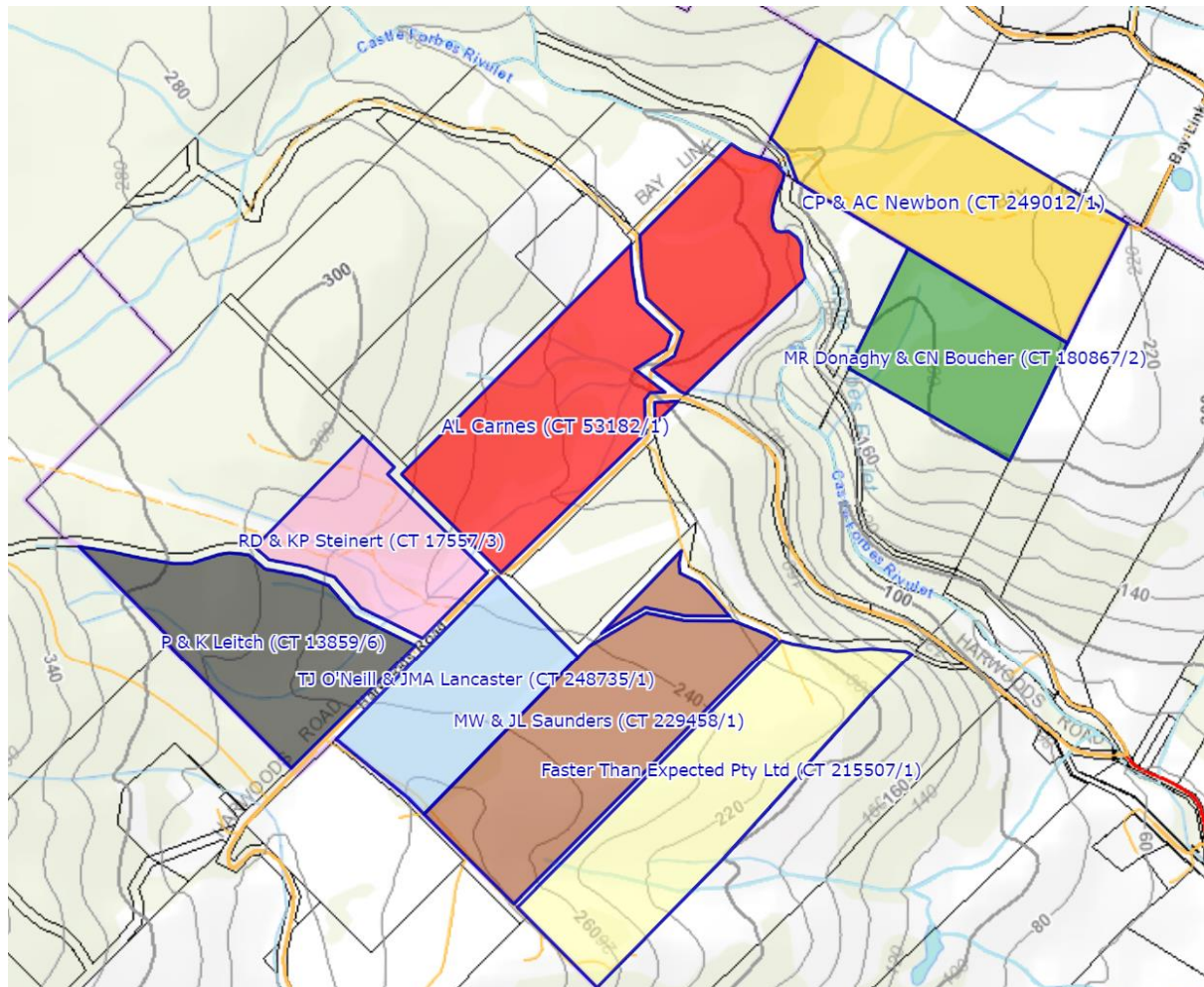


Figure 1.2a – The eight lots proposed to be zoned Agriculture under the Huon Valley LPS that are subject of this submission. (Source LIST Map)

The lots range in size from 9 hectares to 26 hectares, as follows:

- | | |
|---------------------------------------|----------|
| - 460 Harwoods Road, (CT: 215507/1) | 19.3-ha |
| - Castle Forbes Road, (CT: 229458/1) | 19.26-ha |
| - Lot 1 Harwoods Road, (CT: 248735/1) | 10.9-ha |
| - Lot 6 Harwoods Road, (CT: 13859/6) | 14.2-ha |
| - Lot 2 Harwoods Road, (CT: 175557/3) | 9.2-ha |
| - 433 Harwoods Road, (CT: 53182/1) | 26.8-ha |
| - Lot 2 Harwoods Road, (CT: 180867/2) | 10.4-ha |
| - 34 Bay Link, (CT: 249012/1) | 20-ha |

The lots have been used for hardwood plantation as evident within the latest State Land Use (2019). Under this mapping, most of the site is plantation with two eastern lots used for livestock grazing: see Figure 1.2b and 1.2c below.

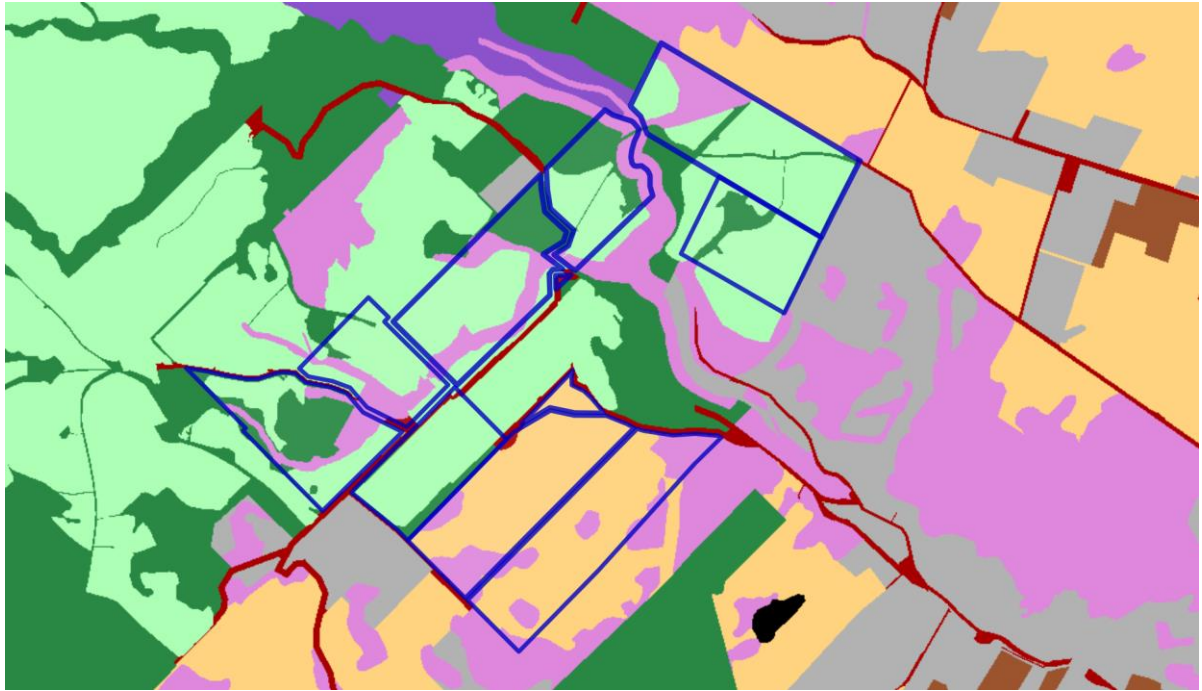


Figure 1.2b – From the 2019 Land Use mapping; the light green and dark green areas are associated with plantation land use of some form, pink indicates native vegetation, yellow indicates livestock grazing, whilst grey indicates rural residential use. (Source LIST Map)



Figure 1.2c – Until relatively recently most of the subject land (outlined in blue) was under single ownership and being used for hardwood plantation. The image shows plantation harvesting activity occurring to the west of the site. (Source LIST Map)

Vegetation type is listed under the TasVege layer of the LIST Map as Agricultural land (FAG) for most of the area (Figure 1.2d); however, most of the native vegetation is associated with Eucalyptus obliqua forest WOU or DOB and is dotted across the landscape.

None of these vegetation types are listed under Schedule 3A - Threatened native vegetation communities of the *Nature Conservation Act 2002*.

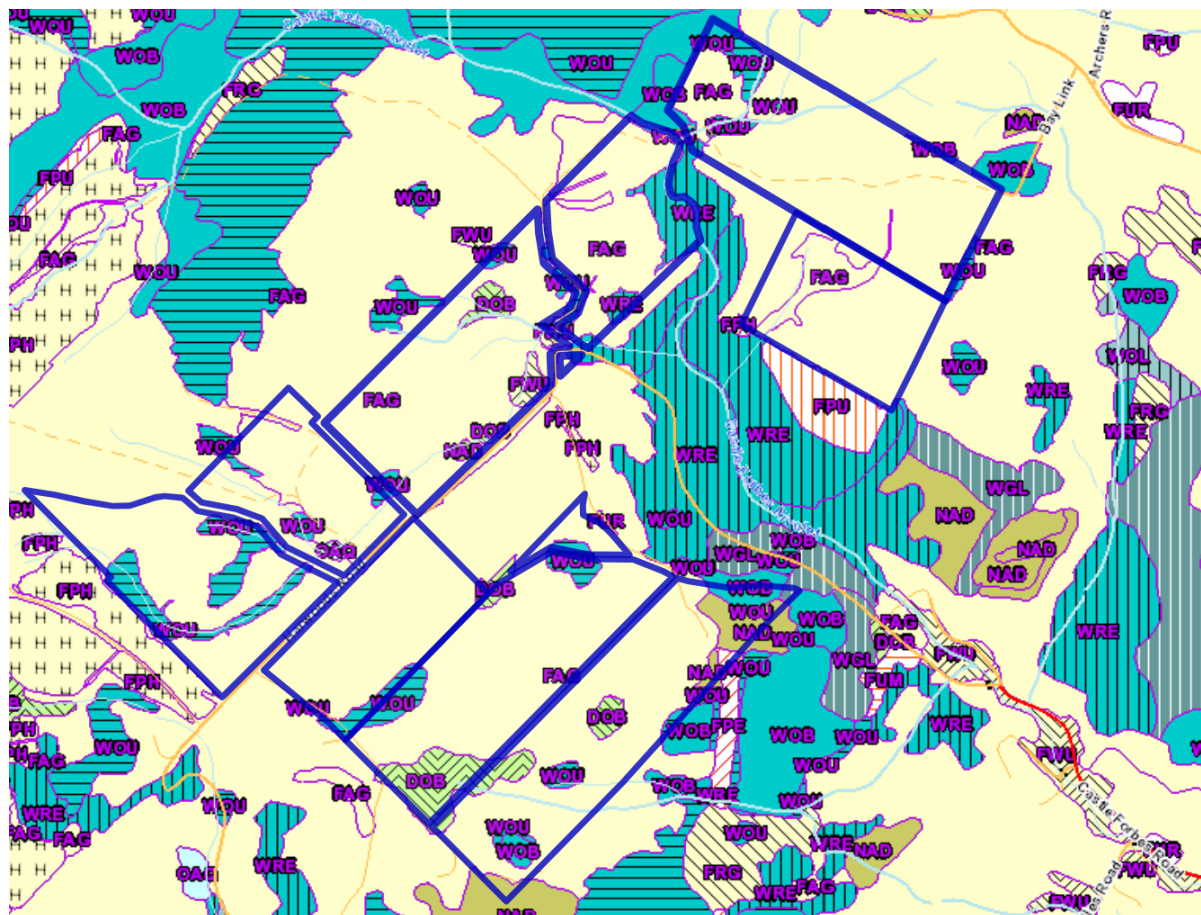


Figure 1.2d- Within the subject title areas the TasVege layer of the LIST Map has the site predominantly agriculture vegetation with small copses of various Eucalyptus obliqua forests. (Source LIST Map)

The Land Capability of the lots and the surrounding properties is predominantly Class 5, which is land moderately suitable for pastoral use but considered unsuitable for cropping¹, see Figure 1.2d below. A small area of Class 4 (shown as green in Figure 1.2d), which is:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.²

However, it is observed that this land class is restricted to three lots with one lot entirely subject to the Class 4 is to be zoned Rural. Whilst this is considered good quality land in a Southern Tasmania context, it is noted that this is only a couple of hectares within the property and the accuracy is also questionable when cross referencing the features with the LIST Map.

¹ AK R.C. DeRose, "Land Capability Survey of Tasmania: D'Entrecasteaux Report," (Tasmania: Department of Primary Industries, Water and Environment, 2001).

² Ibid.

Class 4 classification may occasionally facilitate cropping, it is noted however that the site's altitude and microclimate significantly restricts the types of cropping due to extended cold and dampness according to the longer-term property owners. Additionally, pest control is considered impossible due to it being surrounded by forests. Therefore, the only suitable agricultural activity is livestock grazing, which also applies to the Class 5 land.

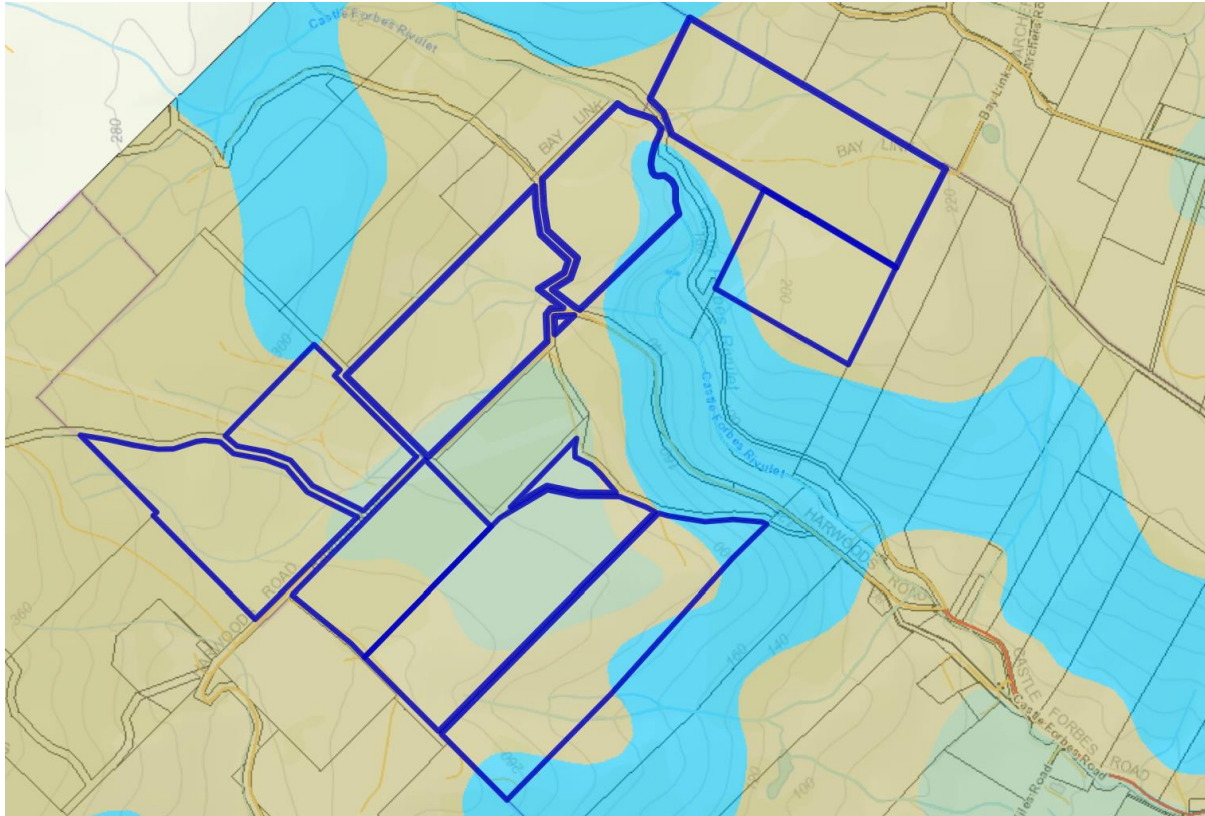


Figure 1.2a – Land Capability Map – the green area is Class 4, olive green area is Class 5, and the blue area is Class 6. Most of the lots are Class 5, which is marginal grazing land and unsuitable for cropping. One lot is almost entirely covered by Class 4 but is not proposed to be zoned Agriculture. (Source LIST Map)

2 Planning Provisions

2.1 At Issue: Agriculture Zone

It is recognised that Huon Valley Council has implemented the Agriculture Zone in accordance with the Ministerial “Guidelines No.1 Local Provisions Schedule (LPS): zone and code application”, which requires the zoning to be applied to all unconstrained land within the ‘Land Potentially Suitable for Agriculture Zone’ unless ruled out. We propose that the “decision tree” established by consultants engaged by the Southern Group of Councils has not factored in the multiple ownership that has occurred for the lots. Additionally, the decision tree has not accounted for the various stages of dwelling construction on these sites, from pre-lodgement to constructed. As a result, the land should not be considered unconstrained but should be mapped as constrained within the ‘Land Potentially Suitable for Agriculture Zone’.

Implications of zoning the subject sites Agriculture is divulged in an analysis of the State Planning Provisions, and the ordinance of the Agriculture Zone within the new planning scheme. Each of these lots has been purchased with the intent of building a residential dwelling.

In juxtaposition to the current Interim Planning Scheme’s Significant Agriculture Zone where it must be demonstrated that there is an agricultural necessity for a residential dwelling, the new scheme does have a pathway which does not require the property owner to prove the agricultural necessity for a dwelling. However, the wording of these provisions is very subjective with minimal guidance, and it would take little to refuse a dwelling on land that is only suitable for livestock grazing such as the subject titles. (See the assessment under Appendix A for further clarification.)

Even within the report AK Consulting suggest:

Where titles are under the same ownership it is likely that they are farmed in conjunction. Hence even small titles (without dwellings) have the capacity to contribute to a ‘medium to large-scale’ holding. Where there is a cluster of titles, the majority with a dwelling and less than 40ha and under different ownership, it is likely this area is already compromised for ‘medium to large-scale’ agriculture unless there is evidence of irrigation water and high value agricultural activities.³

Therefore, in this situation whilst some of the lots are yet to have a dwelling, no lot is more than 40 hectares and there is no real evidence that the lots have practical access to water for irrigation. Without irrigation the only real agricultural use based on the land classification is that of livestock grazing or tree plantation.

Although the cluster of eight titles exceed 40 hectares none are in the same ownership and each has been purchased within the last five years, for the purpose of constructing a residential dwelling at some stage. Therefore, in accordance with the AK Consultant Decision tree the sites should be classified “Potentially Constrained Titles”. And as they are all unlikely to be purchased by a large nearby agricultural enterprise as they were recently sold by just such an enterprise, then the Decision Tree directs the land to be zoned Rural instead of Agriculture⁴.

³ AK, "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones," ed. Michael Tempest and Astrid Ketelaar (Tasmania: AK Consultants, 2018). P.7.

⁴ Ibid. p.12.

2.2 Proposed Alternative LPS Zoning

The proposed zoning for the entire site is Rural under the Huon Valley LPS.

By being Rural the core agriculture use is maintained, as the land can still be used for livestock grazing, which is the current use, but simultaneously residential use can still occur.

2.3 LPS Zone Purpose Statements & Guidelines

The appropriateness of the zoning under the LPS specifies that the purpose of the Rural Zone Clause 20.1, is as follows:

20.1.1 - To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

20.1.2 - To minimise conversion of agricultural land for non-agricultural use.

20.1.3 - To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

The fact that this land is poor quality is supported by it being zoned Rural Resource under the current Interim Planning Scheme and not Significant Agriculture, and a simple transition to Rural instead of zoning it Agriculture is more appropriate measure when reviewing what is occurring on site.

In accordance with *Guidelines No.1 Local Provisions Schedule (LPS): zone and code application*, Agriculture is the default zone; however, this is based on the land being mapped as unconstrained within *Land Potentially Suitable for Agriculture Zone*' layer published on the LIST. As it has been demonstrated, this not only was published (May 2017) prior to the change of ownership of each title, but also the land classification and size of lots does not facilitate the area being singled out as Agriculture.

Other zone guideline analysis should occur for land that is potentially subject to use class conflict. Given the size, character, and location it is considered that the Rural Zone guidelines are applicable to the site, which state:

RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.

Given the poor soil capability and the inability to establish sustainable cropping, the land associated with eight titles should have Rural Zone applied as it has no potential for agriculture because of topographical, environmental or other characteristics of the area.

RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.

It is evident that the land associated with the eight titles has been considered in accordance with the guideline of this provision; however, the next stage of ruling out all other issues associated with the provision does not appear to have occurred. As a result, there appears to be an error and the eight individually owned lots are being considered together as a single cluster of vacant titles and not with potentially of a dwelling on each lot or with a dwelling on each title that surrounds the lots.

RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:

- (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;***
- (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;***
- (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;***

Although the eight lots are identified within the 'Land Potentially Suitable for Agriculture Zone', the soil quality is so poor that there is no value in the land being integrated into a larger farm holding. Additionally, it is observed that the surrounding properties are not of a size or scale to be considered for a larger farm sufficiently sustainable to warrant financial outlay to integrate the subject land into a larger holding. Therefore, Rural Zone could apply in accordance with RZ 3(a).

As previously addressed, each lot has been purchased with the intent of constructing a home at some point with some already underway. Therefore, the proximity to sensitive use associated with neighbouring land should be factored in. Whilst some properties are still in the design phase other properties within the area are built. Council records should have these occurrences on file. The additional fact that the soil quality is poor and insufficient to sustain cropping means that the land associated with eight titles is significantly constrained and that there is sufficient justification for Rural Zone being allocated to the site in accordance with RZ 3(b).

In reviewing the site, the RZ 3(c) is not applicable

3 Conclusion

This representation provides site specific clarification for the following parcels of land at:

- 460 Harwoods Road, Castle Forbes Bay (PID: 2506435, CT: 215507/1)
- Castle Forbes Road, Castle Forbes Bay (PID: 2304710, CT: 229458/1)
- Lot 1 Harwoods Road, Castle Forbes Bay (PID: 3596321, CT: 248735/1)
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- 34 Bay Link, Franklin (PID: 5707718, CT: 249012/1)

As the intent of the Agriculture Zone is to provide for agricultural activities and avoid unrelated non-agricultural activities, the characteristics and the restrictions limit the useability and reliance of the site for such activities. Therefore, it is considered more appropriate that the lots associated with this submission are zoned Rural. This is particularly applicable considering that the intent of the Rural Zone is to provide for less significant agriculture and for it be applied to land with limited or no potential for agriculture.

Pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the draft LPS should not apply the zone Agriculture to the subject sites, being more appropriate to be zoned Rural, which is more consistent with the actual use of the site and the agricultural use occurring within the neighbouring properties.

Reference

- AK. "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones." edited by Michael Tempest and Astrid Ketelaar, 30. Tasmania: AK Consultants, 2018.
- DeRose, R.C. "Land Capability Survey of Tasmania: D'entrecasteaux Report." 88. Tasmania: Department of Primary Industries, Water and Environment, 2001.

Appendix A – Analysis and Assessment of Residential Use in Agriculture Zone

The purpose of the Agriculture Zone is to implement the Tasmanian *State Policy on the Protection of Agricultural Land 2009*. The Scheme adopts the Policy's definition of Agricultural land:

"...means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses".

Agricultural use:

"...means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry."

Therefore, the purpose of the agricultural zone is to prioritise primary industry related business specifically farming and to minimise conflict with such activities. That is, non-agricultural use can occur if it does not result in loss of agricultural land or impact on an agricultural use.

The Agriculture Zone has residential use as a permitted use class for a home-based business in an existing dwelling, or alterations or extensions to an existing dwelling. A new residential use (a new dwelling) requires a discretionary application, needing public consultation and justification to show the impact is appropriate for the location by not causing a loss to Agricultural Land for either an existing or potential agricultural use.

Tourism operation, plus visitor accommodation can occur, but is subject to a discretionary application. A dwelling located outside a building area will also be regarded as discretionary.

Clause 21.3 (SPP) relates to use of standards for discretionary applications that are required to demonstrate support for agricultural uses and to reduce the conversion of land to non-agricultural uses. There is no acceptable solution listed under this provision; therefore, all applications will be subject to public notification. The provisions listed under P1, P2, & P3 do not apply to Residential Use.

P4 specifically relates to residential use, requiring the application to demonstrate either (a) it is necessary to be on the agricultural land as part of the agricultural use or (b) that it is located on a site not suitable for agricultural use. Specifically:

(a) be required as part of an agricultural use, having regard to:

- (i) the scale of the agricultural use;*
- (ii) the complexity of the agricultural use;*
- (iii) the operational requirements of the agricultural use;*
- (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and*
- (v) proximity of the dwelling to the agricultural use;*

Or alternatively,

(b) be located on a site that:

- (i) is not capable of supporting an agricultural use;*
- (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and*
- (iii) does not confine or restrain agricultural use on adjoining properties.*

It is observed that a dwelling does not need to comply with both sub-clause (a) and (b). Under the New Scheme there is a pathway for an approval of a dwelling that is not “necessary to facilitate... land for agricultural purpose” as it is within the Significant Agriculture Zone of the current Interim Planning Schemes.

However, there is a forewarning to the wording of sub-clause (b) – interpretation and enforcement of this provision is potentially variable as there is limited context of scale within the provision. To reiterate, agricultural use includes land used for keeping and breeding of animals; therefore, livestock grazing is an agricultural use. Livestock grazing can occur on quite poor soil classification, as a result there is not much land within the Huon Valley Region that is not capable of being considered capable of being included by others for an agricultural use. Therefore, it potentially will be hard to comply with sub-clause (b).

As there is no size limitation, such as the wording of sub-clause (a)(i), a Planning Authority could easily be placed in the position of refusing a proposal for a dwelling on a lot only suitable for grazing because the neighbour grazes cattle: noting that there is no differentiation between “pet” and a small herd of livestock.

Whilst this interpretation might appear an extreme example, past Tribunal decisions have demonstrated that a literal reading of the Performance Criteria has the potential to result in such a proposal being prohibitive⁵.

⁵ *P & K Degenhardt v Waratah Wynyard Council and A & M Jackson* [2015] TASRMPAT 10 (23 April 2015)



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From: "Trent Henderson" <redsealplanning@gmail.com>
Sent: Tue, 31 May 2022 23:56:09 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: HVC LPS Sumission Appendix A Agricultural land Capability – PID 2506435, 2304710, 3596321, 5707718, 9027658, 9823142 – Harwoods Road
Attachments: Appendix-A_LandAssessment-Huon-LPS_CastleForbesBay_31-May-2022.pdf

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Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.

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30/05/22

Trent Henderson
Red Seal Urban & Regional Planning
Hobart TAS 7000

RE: Agricultural land Capability – PID 2506435, 2304710, 3596321, 5707718, 9027658, 9823142 – Harwoods Road Geeveston

I am a Certified Professional Soil Scientist (CPSS) and I have completed the assessment of numerous agricultural properties in Tasmania over the past 20 years including a number in the Huon Valley area. I have completed a review of my files for the local area and the subject property and can provide the following information.

- The group of six properties are located on Harwoods Road close to the township of Geeveston and is bordered by a mix of rural and rural residential properties (see figure 1 site location).
- The group of six properties range in area from approximately 10ha to over 25ha
- The properties centre around Harwood's Road which runs up from near the coast at Castle Forbes Bay, and the properties are at a relatively high elevation of approximately 300m
- The surrounding titles are also a mix of small sized rural properties ranging in area from approximately 2ha to over 20ha
- The properties are underlain by Jurassic aged dolerite with gradational clay soils on the moderate to steep slopes of the properties (see figure 2 geological mapping).
- The properties are mapped as a mix of class 4, 5, and 6 agricultural land (see figure 3 land capability mapping).
- Based upon recent work in the region class 5 would be the predominant land class in the local area
- The land suitability mapping for the area which shows that the property is suitable for pasture production from typical ryegrass pastures provided adequate management measures are implemented (see figure 4 ryegrass pasture suitability).
- Generally, the clay soils are subject to pugging from stock in winter months and drainage improvements are required to improve pasture growth. Periodic pasture renovation with tillage to alleviate compaction is also often employed as a management measure.
- The soil types on the property have a number of identified soil limitations to agricultural use, and in particular due to the steep slopes erosion from cultivation poses a significant barrier to intensive agricultural use on parts of the study area (see figure 5 soil slope erosion hazard mapping).

- The area of soils on Jurassic Dolerite the following limitations have been identified
 - Soils on hill slopes can be shallow with a high stone content and poor rooting depth
 - Subsoils are imperfectly drained
 - Soil can be prone to erosion where denuded of surface cover
- From my review of the information relating to soil and land quality on the property it is my conclusion that the land has limited agricultural capability
- The titles are relatively small in area and are surrounded on all sides by several small titles with either rural or rural residential use, therefore any future intensive agricultural use of the properties is significantly fettered
- Given the agricultural capability of the property is constrained, future zoning as part of the state-wide planning scheme must be carefully considered to ensure the optimal future use of the land resource
- In conclusion a rural zoning which allows low intensity agricultural activities and rural residential uses may be the most appropriate use of the land resource into the future.

Kind regards,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Figure 1 – Site location

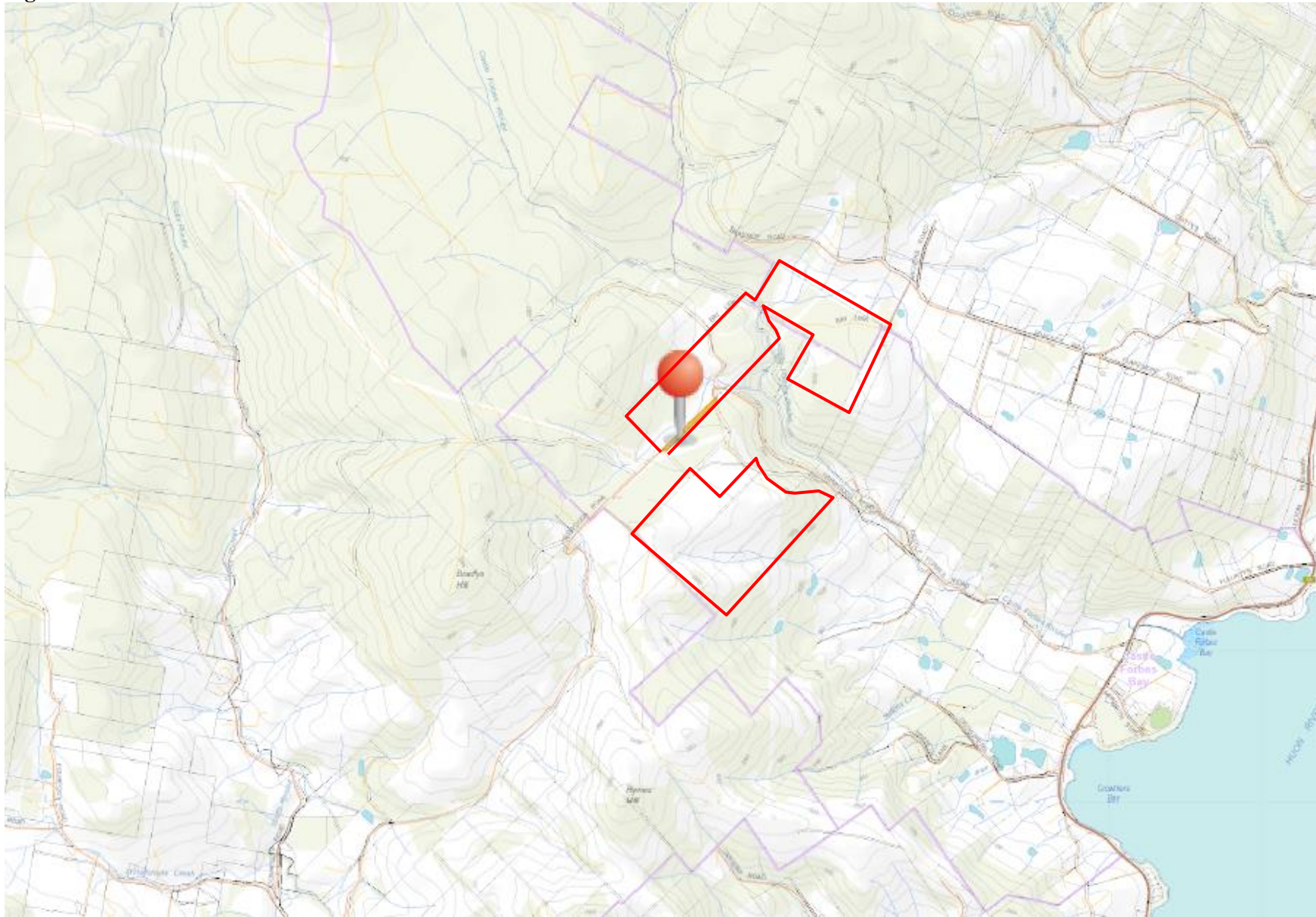


Figure 2 – Geology mapping

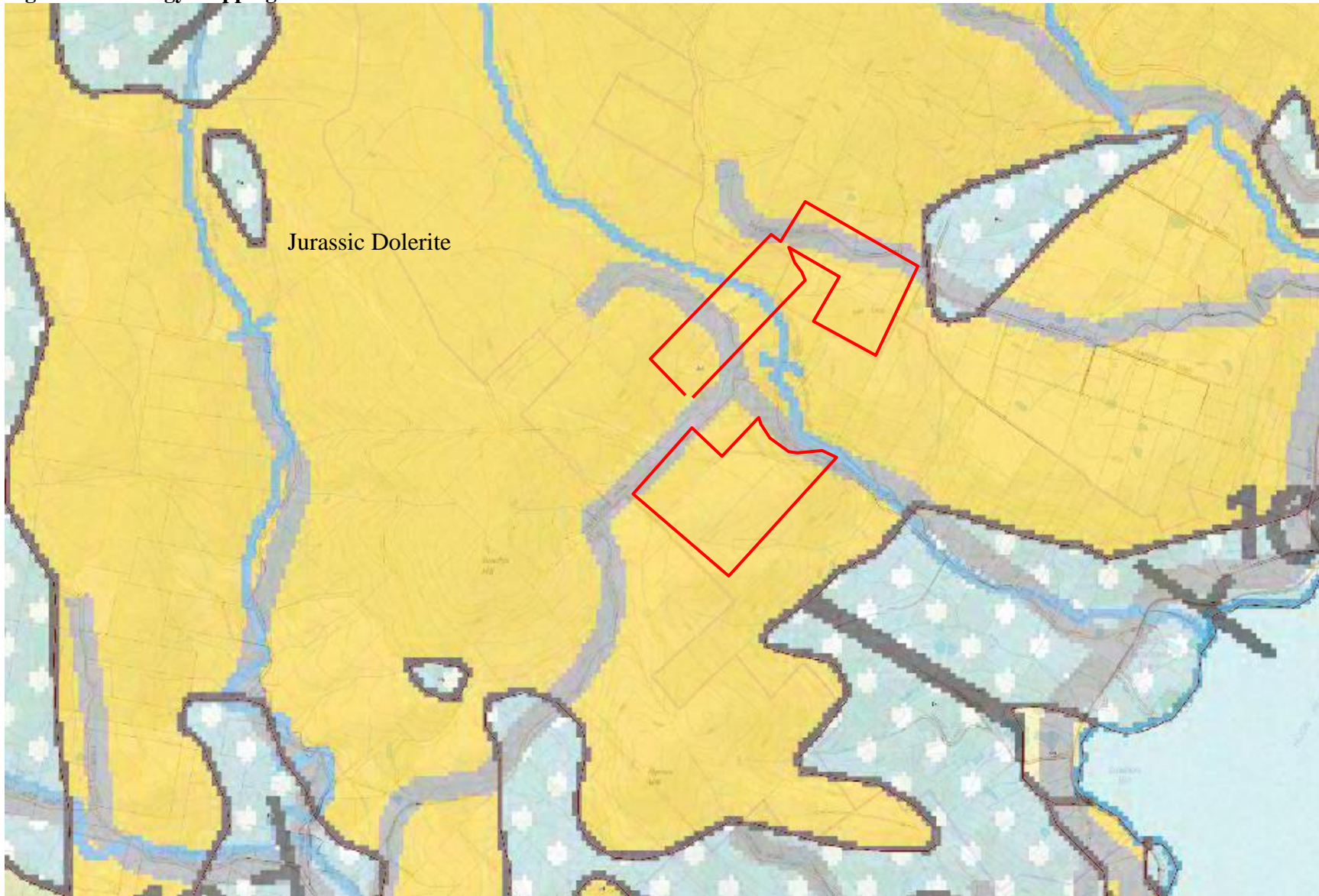


Figure 3 – Land capability mapping

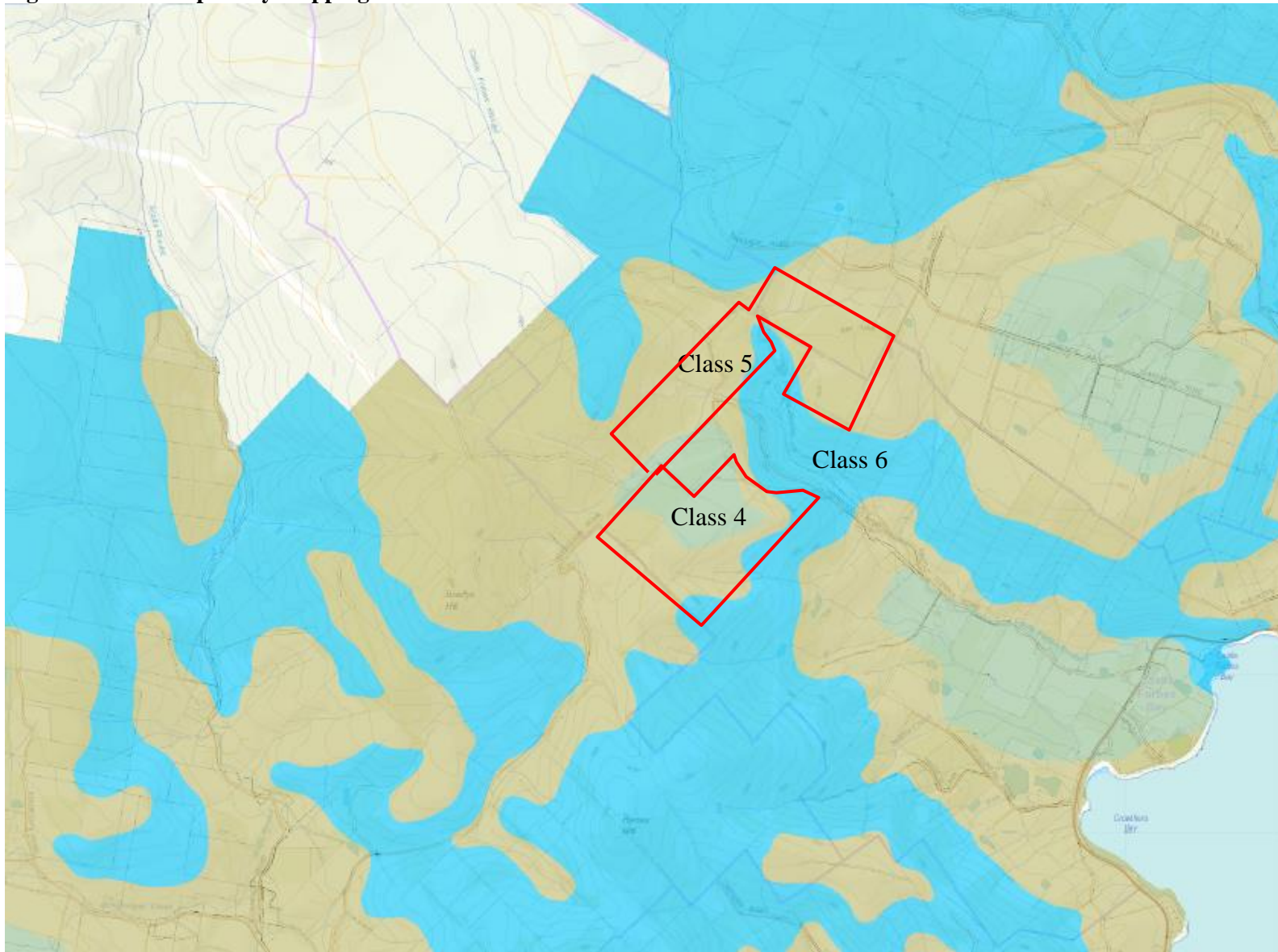


Figure 4 – Ryegrass pasture suitability mapping

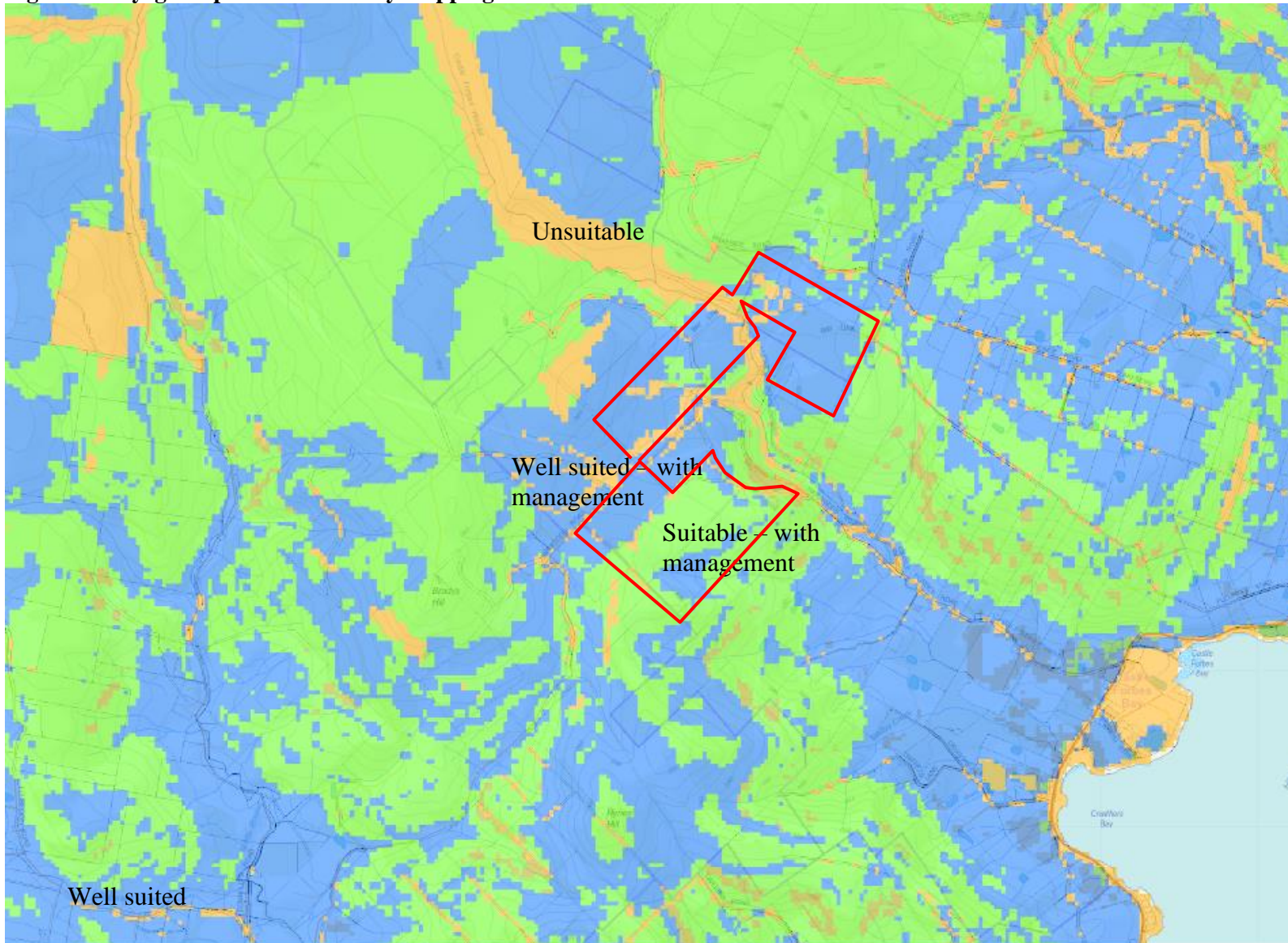


Figure 5 – Slope Erosion Hazard

