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# Agricultural Land Mapping in the City of Launceston

Report for: City of Launceston Council

Property Location: City of Launceston Municipality

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**CONTENTS**

Executive Summary.....	3
Introduction .....	4
Methodology.....	4
Zone Purposes.....	5
Selection of Areas for further Assessment .....	5
Decision Rules .....	6
Analysis .....	9
Spatial Data Output .....	9
Discussion.....	10
Results - Assessed Areas Summaries .....	12
1 – Windermere .....	13
2 – East Tamar Highway & Magazine Rd Junction.....	13
3 – Norwood .....	14
4 – Ravenswood .....	14
5 – Newnham .....	15
6 – Rocherlea .....	15
7 – Pipers River Rd & Lilydale Rd Junction.....	16
8 – Retreat.....	16
9 – Underwood .....	16
10 - Karoola/Lalla .....	17
11 - Lilydale .....	17
12 – Austins Rd, Turners marsh .....	18
13 – St Leonards.....	19
14 – Lone Star Rd .....	19
15 – Golconda Rd & Denison Gorge Rd .....	20
16 – Mountain Rd .....	20
17 – MT Arthur Rd.....	21
18 – Myrtle Bank.....	21
19 – Targa.....	21
20 – Nunamara.....	22
21 – Patersonia .....	22
22 – Mt Barrow Road .....	23
23 – Camden Road .....	23
24 – Blessington .....	23
25 – Relbia.....	24

26 – Big Boomer .....	24
27 – White Hills .....	25
Recommendations .....	25
References .....	26
Appendix 1 - Maps .....	26
Appendix 2 – Enterprise Scale Analysis .....	33

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## EXECUTIVE SUMMARY

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AK Consultants has been engaged by the City of Launceston Council (CoL) to identify and assess areas of interest within the CoL municipality to determine whether those areas are more suited to be zoned Agriculture or Rural under the new State Planning Scheme. This project is in response to the Agricultural Land Mapping Project (ALMP) that was undertaken by the Department of Justice and which provided constraints mapping as guidance for delineating the existing Rural Resource Zone into the Agriculture and Rural Zones. Councils need to finalise the spatial application of these zones through their Local Provisions Schedule (LPS). Areas of interest for this project focused on clusters of titles mapped as 'constrained' or where anomalies in the mapping were identified.

Detailed desktop assessment of areas of interest was undertaken. Decision Rules were also developed that were utilised as a guide for determining the appropriate zone of each title and the overall zoning pattern for each assessed area. The Decision Rules were developed to be consistent with LPS for both zones. Local knowledge and context has also been drawn upon to assist with zoning recommendations. The characteristics of each title within an assessment area were considered, as well as the regional context of the area of interest.

A total of 27 areas have been assessed. GIS spatial data which includes; analysis information and zone recommendations for each title within each area has been saved and will be provided to the LCC. A brief summary of each area has also been included within this report. To review the results from this project we recommend viewing this report in conjunction with the GIS data.

The methodology used in the ALMP is necessarily conservative due to the nature of the generic state-wide decision rules and the limitations of the datasets. While this was essential to ensure appropriate zoning for land with agricultural potential the result of the ALMP methodology means large tracts of land limited for agricultural production (other than forestry) has been mapped as unconstrained agricultural land. This is not consistent with the stated aims of the ALMP which states 'the Rural Zone is considered appropriate for most land under broad scale forestry production given many areas have limited suitability for a broad range of other agricultural uses'.

We recommend that a second stage of assessment be undertaken focussing on titles that were mapped as 'unconstrained' under the ALMP. We believe it likely that these titles would be more appropriately zoned Rural rather than Agriculture. This second stage would focus on areas that have limited agricultural value due to land use, Land Capability, topography and altitude. Titles with a Private Timber Reserve on them, existing forestry operations and native vegetation would be included in this second stage assessment.

## INTRODUCTION

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In response to the State Government's State Planning Provisions, the City of Launceston Council is in the process of converting the Launceston Interim Planning Scheme 2015 to be compliant with State Planning Scheme. As part of this process the State Government has determined that the existing Rural Resource Zone be split into two new zones; the Agriculture Zone and Rural Zone. To assist with defining the boundaries of these two new zones the State Government Commissioned the *Agricultural Land Mapping Project (ALMP)* as a guide. However, as the mapping process in the ALMP utilises generic decision rules and desktop GIS analysis of datasets, some anomalies appeared in the end product. There are also areas within the proposed Agricultural zone which have a degree of constraint for agricultural use.

Launceston City Council will generally implement the State Government Mapping for the Agriculture Zone as is, but required assistance with the areas flagged as constrained<sup>1</sup> for further investigation to best enable an informed decision on whether these areas of interest should be in the Rural Zone or Agriculture Zone. The aim of this project was to focus on these areas and examine the characteristics of associated titles at the local level. From this analysis recommendations for either Agricultural zoning or Rural zoning based on a consistent land use pattern has been provided. This report details the methodology and decision rules that were developed to undertake this analysis. Brief summaries of each area identified have also been included within this report. These summaries are designed to be read in conjunction with spatial GIS mapping that has been completed and provided to Council for each assessed area.

## METHODOLOGY

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The brief for this project required analysis of areas and individual titles that were determined to be constrained through the ALMP. The AKC methodology and Decisions Rules also necessitated consideration of adjacent titles and zoning to determine connectivity and consistent land use patterns and zoning patterns. The intention behind the methodology was to ensure an output that is consistent with the Local Provisions Schedules (LPS) for both zones and provide evidence for zoning recommendations which differed from the ALMP. The approach used in this project is designed to protect the current and future potential productive agricultural capacity of the land (including irrigation water resources).

The methodology provides for the identification of areas of interest, analysis of the characteristics of each title and the area as a whole and then to determine appropriate zoning. Decision Rules were developed as guidance and to ensure consistency with the Zone Purposes as set out in the Local Provisions Schedules.

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<sup>1</sup> Constraints Grades 1, 2a, 2b or 3 in the *Land Potentially Suitable for Agriculture Zone* dataset which has been produced as a key output of the *Tasmanian Ag Land Mapping Project (ALMP)*.

## **ZONE PURPOSES**

The zone purposes for the Agricultural Zone and Rural Zone as set out in the *Guideline No. 1 Local Provisions Schedule: zone and code application* (LPS) are as follows:

### **Agriculture Zone:**

- To provide for the use or development of land for agricultural use.
- To protect land for the use or development of agricultural use by minimising:
  - a) Conflict with or interference from non-agricultural uses;
  - b) Non-agricultural use or development that precludes the return of the land to agricultural use; and
  - c) Use of land for non-agricultural use in irrigation districts.
- To provide for use or development that supports the use of the land for agricultural use.

### **Rural Zone:**

- 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 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.
- To minimise conversion of agricultural land for non-agricultural uses.
- 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.

## **SELECTION OF AREAS FOR FURTHER ASSESSMENT**

Areas of Interest have been selected from within the ALMP Agriculture Zone.

Area of interest have one or some of the following characteristics;

- Constrained<sup>2</sup>
- Anomaly or inconsistent Land use pattern

Each area of interest is labelled with a unique identifier which is related to the nomenclature of the settlements in the vicinity. The areas of interest have been identified across the Municipality from north to south, west to east.

Areas that are mapped as 'unconstrained' and don't have any anomalies present have been accepted as suitable for the Agriculture (Ag) Zone regardless of current land use and have not been further investigated. Areas that have not been mapped in the Tasmanian ALMP, but are currently within the Rural Resource Zone and do not have any anomalies or inconsistencies present have been accepted as being appropriate for the Rural Zone and have not been further investigated.

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<sup>2</sup> Constraints Grades 1, 2a, 2b or 3 in the *Land Potentially Suitable for Agriculture Zone* dataset which has been produced as a key output of the *Tasmanian Ag Land Mapping Project*.

## **DECISION RULES**

Decision rules have been based on a conservative approach, with all areas of interest first being considered for their suitability for being included in the Ag Zone before suitability for inclusion in Rural Zone is considered.

For titles being assessed the following characteristics were considered:

- Ag Mapping Assessment potential constraint category
- Size (ha)
- Ownership (individual or with adjacent or nearby titles)
- Ag activities
- Enterprise Suitability
- Irrigation water resources (existing and potential)
- Enterprise scale (lifestyle, hobby, commercial)
- Remoteness - distance to market, labour, contractors and support services
- Natural values
- Existing dwelling
- Onsite reserve
- Adjacent reserve
- Adjacent land use
- Adjacent tenure

These characteristics provide a snapshot of a title's agricultural capacity and potential constraints. This generally provided strong indication as to the zone a title is most suited to. Whilst some of these characteristics were included in the ALMP, the majority of the analysis was undertaken as a GIS exercise. In this more detailed analysis local knowledge and context is applied in a case by case assessment rather than a GIS analysis. This understanding of local context was of paramount importance in making recommendations for areas where the analysis did not provide a clear indication as to which zone would be more appropriate.

As part of this analysis Enterprise Scale of holdings was assessed. Enterprise Scale analysis and the associated definitions were first developed in 2012 for Northern Tasmania Development in response to a request for clarification of the methodologies and tools and their application in understanding agricultural potential for planning purposes. In this project a range of characteristics including current enterprise activities, Land Capability and irrigation water resources and connectivity were analysed at the holding level enabling titles to be classified into three broad scale characteristic categories; 'commercial', 'hobby' and 'lifestyle'<sup>3</sup> (see Appendix 2 for further details).

Zoning recommendations have sought to consistently classify adjacent titles based on their characteristics but have also attempted to provide a consistent zoning pattern and avoid individual spot zoned titles where possible.

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<sup>3</sup> Adapted from Ketelaar, A and Armstrong, D. 2012, *Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region* - written for Northern Tasmania Development.

**Table 1: Decision Rules**

<b>Decision Rule</b>	<b>Rationale</b>
Consistency of land use patterns	Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) will be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.
Minimum of three titles (where feasible) to make a zone	To avoid spot zoning of individual titles it was determined that a minimum of 3 titles should be investigated (depending on size and scale of titles) for a zone. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Plantation or native vegetation can be zoned either Ag or Rural	Resource development (forestry, mining) is “no permit required” in both the Rural & Ag Zone under certain conditions. However, the Ag Zone has stricter provisions on resource development activities which in some cases require discretionary approval, or prohibit the use all together. Zoning will aim to reflect a consistent land use pattern.
Prime Agricultural land may be considered for alternate zoning from Ag Zone if significantly constrained	Prime Agricultural Land (Land Capability Class 1, 2, 3) as a default rule has been included in the Ag Zone. However, there may be instances where this land is significantly constrained by adjacent land use and localised characteristics. In these instances, alternate zoning will be considered.
Adjacent titles owned by same entity to be included in the same zone when possible	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone land holders will have consistency of Planning Scheme permitted uses. However, current land use practices will also be considered as there may be instances where titles under same ownership are utilised for differing land uses which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence if the majority of the holding is in the Ag zone then the preference would be for the title supporting plantation to also be in the Ag zone.
Split zoning of titles to only occur in exceptional circumstances	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.
Individual or small clusters of mapped potentially constrained titles to be zoned Ag if surrounding adjacent land use has commercial scale characteristics or is mapped as Unconstrained in the ALMP.	The purpose of the Ag Zone is to identify and protect Tasmania’s agricultural land. By zoning adjacent potentially constrained titles as Ag, these titles will ensure the potential proposed future uses that could further constrain ag activities will be limited.



Single titles that were unmapped by the ALMP that are surrounded by unconstrained titles will be mapped as Agriculture unless land tenure is not Private Freehold.	Individual titles that were not mapped as part of the ALMP are assumed to have low agricultural potential. However, to avoid spot zoning of individual titles and to provide a consistent zoning pattern, these titles will be zoned in the Ag zone if all surrounding titles are going to be zoned Ag. The exception to this rule is State Forest that is managed by Sustainable Timbers Tasmania (formerly Forestry Tasmania).
Agricultural enterprises with commercial scale characteristics to go into Ag Zone unless significantly constrained by surrounding uses.	The purpose of the Ag Zone is to identify and protect Tasmania's agricultural land. Titles with commercial scale characteristics are to be prioritised for the Ag Zone to provide optimal protection for their productive capacity. However, in a situation where the commercial scale characteristics are anomalous to surrounding land uses and zoning, and the commercial activity has severely limited potential for expansion, there is potential that an alternate zone will be more appropriate to ensure zoning pattern consistency.
If there are significant existing irrigation water resources or potential for developing irrigation water resources the preferred zoning for the area of interest is Ag.	Irrigation water resources are important to agricultural productivity, diversifying and risk management. Although the Ag mapping project erred on the side of caution for retaining irrigation water resources in the Ag zone, this factor needs to be reconsidered to include potential for on-farm storage when examining constrained areas of interest.
Titles utilised for resource processing will be zoned Rural where appropriate.	Resource processing is a permitted use in the Rural Zone, but is discretionary in the Ag Zone. By zoning as Rural, land owners will have greater certainty relating to resource processing than would be the case if zoned Ag. However, location, size and surrounding land uses will also be considered to ensure a consistent zoning pattern that reflects the predominant use.
Titles with significant natural values (including karst) will be recommended for an alternate zone to Ag, if the natural values places constraints on the agricultural potential of the land.	The purpose of the Ag Zone is to prioritise the protection of Ag land. However, if it is deemed that the future ag potential of an area is constrained due existing natural values, then an alternate zone might be more appropriate.
If an alternate zone to Ag or Rural is considered more appropriate for an area then the area will be flagged for Council to further consider	There may be instances where an alternate zone to Ag or Rural is considered more appropriate due to existing land use, surrounding land use, zoning and constraints. In these instances, the area will be flagged for Council to further consider alternate Zones.

## **ANALYSIS**

For each area a detailed desktop analysis was undertaken. Data from the LIST and GIS tables was utilised to fill information categories for each title assessed (categories below). Layers utilised from The LIST were:

- Current Tasmanian Planning Scheme Zoning
- Land Capability
- Land Potentially Suitable for Agriculture Zone
- TASVEG 3.0
- Threatened Native Vegetation Communities
- Threatened Flora Points
- Threatened Fauna Points
- Tasmanian Interim Planning Scheme Overlay
- Tasmanian Reserve Estate
- Private Timber Reserves
- Cadastral Parcels – Owner Information
- Enterprise Suitability Mapping
- Contours (10)

Additional GIS data utilised:

- Building Points (City of Launceston Council?)
- Licenced Dams (Water Information Management System Tasmania)
- Water Allocation Offtakes (Water Information Management System Tasmania)
- Cadastre with titles improvements

From utilising this data, the decision rules and understanding local context each assessed title was provided with a recommended zone. A brief summary for each area (included in this document) was completed to provide further context and clarification of decisions.

## **SPATIAL DATA OUTPUT**

MapInfo GIS has been used to undertake the GIS analysis for this project and all spatial outputs provided as part of the project are in MapInfo format.

### **Assessed Areas:**

For each area assessed there is an individual folder. In each folder there are GIS tables. There is an individual table for each type of constraint (unconstrained, constrained 2A, 2B & 3) and if any titles that were unmapped by the ALMP have been included in the assessment, these are also within a separate table. Each table is colour coded with the same colours utilised in the Potentially Suitable for Agriculture Layer on The LIST for each constrained class, with unmapped titles not having any colour. Built into each table is information for the following characteristics for each title:

- Volume
- Folio
- PID
- Area (ha)
- Ag Mapping (constraints class, unmapped titles are listed as unmapped)
- Assessment Area

- Ownership – relates to whether title is individually owned or under same ownership as adjacent or nearby titles
- Ag Activities – indication from aerial imagery that agricultural activities are occurring and what type
- Enterprise Scale – ‘lifestyle’, ‘hobby’ or ‘commercial’
- Natural Values – Priority Habitat, threatened communities, threatened flora or fauna points
- Dwelling
- Onsite Reserve
- Adjacent Reserve
- Adjacent land use
- Recommended zone
- Possible alternate zone – where applicable

Spatial GIS data should be viewed in conjunction with area summaries in this document.

### **Municipality wide Data:**

There are five data tables that are on a municipality wide scale:

- Assessed Areas – table with polygons highlighting each assessed area. Each polygon has a unique identifier
- Rural Zone Assessed Titles – all titles from assessed areas that were assessed as being more appropriately zoned as Rural have been included in this table. Titles are colour coded with Rural Zone colour. Information for each title is the same as above.
- Ag Zoned Assessed Titles - all titles from assessed areas that were assessed as being more appropriately zoned as Ag have been included in this table. Titles are colour coded with Ag Zone colour. Information for each title is the same as above.
- Rural Zone Proposed – the proposed Rural zone boundaries for the entire municipality.
- Ag Zoned Proposed – the proposed Rural zone boundaries for the entire municipality.

## **DISCUSSION**

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The constraints analysis that was utilised in the *Ag land Mapping Project (ALMP)* was not aimed to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land, as it was perceived to not be feasible to develop a model at state-wide level that could consider all factors of each individual title. Instead it was developed to provide a tool, for Councils to utilise, to identify areas for further investigation. The ALMP identified unconstrained land and land at various levels of constraint.

In their methodology the ALMP segregated broad-scale forestry areas with the intention of identifying forestry land that may be suitable for other agricultural enterprises in the future. GIS analysis considered existing and potential irrigation water resources as well DPIPWE modelled enterprise suitability. The methodology was necessarily conservative due to the nature of the generic state-wide decision rules and the limitations of the datasets. While this was essential to ensure appropriate zoning for land with agricultural potential the result of their methodology means large tracts of land limited for agricultural production (other than forestry) has been mapped as

unconstrained agricultural land. This is not consistent with the stated aims of the ALMP which states 'the Rural Zone is considered appropriate for most land under broad scale forestry production given many areas have limited suitability for a broad range of other agricultural uses'.

The scope of this project was to focus on clusters of titles mapped as 'constrained' or anomalies and inconsistent land use patterns. The brief required that areas that were mapped as 'unconstrained' were assumed to be appropriate for the Ag Zone and were not to be further assessed. Through the analysis stage of this project it became apparent that there are large areas of land within the municipality that have been mapped as 'unconstrained' which will be zoned Agricultural because they are located on land that is marginal for productive agricultural operations due to topography, land capability, existing vegetation and/or altitude. These would have been identified in the above-mentioned steps of the ALMP as having potential for agricultural enterprises other than forestry. These areas tend to be utilised for forestry, extractive industries, or are retained as native vegetation.

It is our opinion that these areas would be more appropriately zoned Rural than Agriculture, however, because titles are mapped as 'unconstrained' they were outside of the scope of this assessment. In some areas that were assessed this has affected how the decision rules were applied, i.e. titles with forestry activity were preferentially recommended for the Agricultural zone to be consistent with land use on other unconstrained titles. We note that this approach is not consistent with what has been applied in other Municipalities where AK Consultants has undertaken a review of their Agricultural Land mapping.

## RESULTS - ASSESSED AREAS SUMMARIES

A total of 26 areas of interest were identified and assessed. Table 2 depicts the total number of titles assessed in each area, the number of each constraints class of titles from ALMP and the total number of titles recommended for the Agriculture or Rural Zone for each area.

**Table 2: Total Number of Titles assessed for each Area**

Area ID	No. of Titles Assessed	Unconstrained	Constrained 2A	Constrained 2 B	Constrained 3	Unmapped	Rural Zone	Ag Zone	Comments
1	94	19	35	0	37	3	74	20	
2	29	5	20	3	0	1	21	8	
3	13	3	2		8		13	0	
4	60	15	12	6	6	21	57	3	
5	29	12	4	2	9	2	21	8	
6	24	6	3	8	2	5	24	0	
7	87	9	11	47	0	20	87	0	
8	20	14	1	3	0	2	20	0	
9	141	63	65	13	0	0	119	22	
10	138	32	94	12	0	0	100	38	
11	99	48	27	5	19	0	68	31	
12	35	11	17	5	0	2	35	0	
13	52	13	31	0	8	0	24	4	24 titles zoned Rural Living.
14	18	4	3	11	0	0	12	6	
15	32	9	23	0	0	0	32	0	
16	14	0	3	11	0	0	14	0	
17	10	0	1	9	0	0	4	6	
18	23	5	2	6	0	10	21	2	
19	44	10	11	18	0	5	18	26	
20	47	15	19	7	2	4	42	5	
21	52	24	11	17	0	0	52	0	
22	16	0	0	16	0	0	16	0	
23	6	4	0	2	0	0	6	0	
24	37	12	0	14	0	11	37	0	
25	27	4	4	0	19	0	13	14	
26	29	11	1	10	0	7	25	4	
27	22	0	22	0	0	0	22	0	
<b>Total</b>	<b>1198</b>	<b>348</b>	<b>422</b>	<b>225</b>	<b>110</b>	<b>93</b>	<b>977</b>	<b>197</b>	

## **1 – WINDERMERE**

The Windermere area was identified for further assessment because of clusters of titles that were mapped as 'constrained 2A & 3' that are located on the fringe of titles mapped as 'unconstrained'. The unconstrained titles are also adjacent to titles that are zoned as Rural Living.

From the assessment it was determined that the majority of titles that have been mapped as constrained are better suited to being zoned Rural. These titles are clustered together, have existing dwellings, agricultural activities appear to be limited to grazing and enterprise scales of these titles were assessed to display 'lifestyle' to 'hobby scale' characteristics. The title containing the Windermere Corner Shop (CT 40977/2) was also determined to be more suited to Rural because of current land use, however it is likely that this title would be more suited to being zoned alternatively because it is isolated from the rest of the Rural estate and because of use type.

All titles that were mapped in the ALMP as unconstrained were assessed to be more appropriately zoned as Agriculture. There are commercial scale agricultural operations amongst these titles and there are opportunities for titles to be farmed in conjunction. While some of the smaller titles are owned in conjunction with land to north that is zoned Rural Living, their current land use is better reflected through application of Agricultural zoning. Zoning these titles Agricultural also provides for connectivity with the Agricultural estate to the south east. CT 135091/3 is a 94ha title in the Agricultural Zone area. This title has a large house on it, an existing conservation covenant on part of the land and has lifestyle scale characteristics. However, it is under new ownership and is now linked to other commercial scale agricultural enterprises in the area. This indicates the characteristics of the title are now more closely aligned with 'commercial scale' characteristics. Defining this title as having commercial scale characteristics influenced the zoning recommendations for not only this title but also adjacent titles.

## **2 – EAST TAMAR HIGHWAY & MAGAZINE RD JUNCTION**

This area was identified for further assessment because of the cluster of titles mapped as 'constrained 2A & 2B' with some titles mapped as 'unconstrained' mixed within constrained titles. Titles to south west are zoned Rural Living, while titles in all other directions have been mapped as 'unconstrained' so have not been considered further in this assessment.

From the assessment it was determined that titles south of CT 197809/1, west of the East Tamar Highway, West of the train line and north of Magazine Rd would be more appropriately mapped as Rural rather than Agricultural. The majority of these titles have existing dwellings on them and enterprise scale is limited to 'lifestyle' or 'hobby', this includes the two titles that were mapped as 'unconstrained' in this area (CT 28054/1 & CT 251343/1). Future agricultural activities on these titles appears to be limited to grazing at the hobby scale.

Titles south of Magazine Rd were assessed as being more appropriately retained in the Agriculture Zone. This is because these titles are adjacent to land mapped as unconstrained to the south and west, so to ensure a consistent zoning pattern these titles should be retained in Agriculture Zone.

There is the possibility that these titles and titles mapped as 'unconstrained' to the south and west could instead be zoned as Rural because land use and land capability of large 'unconstrained' titles

to the west and south is potentially more suited to the Rural Zone. However, the assessment parameters of this report were limited to assessing area with mapped constraints so assessing the large 'unconstrained' cluster of titles is beyond the scope of this report.

### **3 – NORWOOD**

This area was identified for further assessment because of the cluster of titles mapped as 'constrained 2A & 3' which are scattered amongst titles that were excluded from the ALMP. There was also one title mapped as 'unconstrained' in this cluster.

All titles assessed in this area were deemed to be more appropriately zoned in the Rural Zone. All the titles are constrained by surrounding residential zoning and lack connectivity with agricultural land with 'commercial scale' characteristics. Titles in this area that were excluded from the ALMP were not assessed as these titles are clearly more appropriate to be zoned Rural.

### **4 – RAVENSWOOD**

This area was identified for further assessment because of the cluster of Rural Resource zoned titles that are surrounded by alternate zones that are associated with Launceston City. Titles directly adjacent to the north and east of the suburb of Ravenswood were also assessed because of their proximity to the suburb.

Titles CT 132470/1 and 153732/2 are under the same ownership and appear to be farmed in conjunction. The primary agricultural activity that occurs on these titles appears to be grazing and there also appears to be an area utilised for some form of resource processing/stock piling. The titles display 'commercial scale' characteristics and based on the decision rules would normally be recommended for the Ag Zone. However, in this instance it was determined these titles would be more appropriately zoned Rural. These titles are severely constrained by adjacent land use with alternate zoning which limits the potential for future enterprise expansion. The titles also have a poor Land Capability of Class 5, which limits likely agricultural enterprises to grazing and are within a proclaimed flood zone. These titles flood regularly.

All other titles west of Ravenswood that were assessed were also determined to be more suited to the Rural Zone because of existing constraints from current land use, proximity of residential zones and commercial zones that are associated with the Launceston City.

CT 20305/1 to the north of Ravenswood is 207ha in area. However, regardless of size it was determined that this title would be more appropriately zoned Rural because of current land use. There is an existing mining lease for a working quarry on this title. Extractive industries are more appropriately zoned Rural rather than Agricultural. CT 150111/1 is under the same ownership as CT 20305/1, however it was deemed appropriate to keep this title in the Agriculture Zone, because it doesn't have a mining lease associated with it, its size (245ha) and its connectivity with unconstrained titles to the east and south.

## **5 – NEWNHAM**

This area encompasses agricultural land north of Newnham and South of Dilston. This area was identified because of a small cluster of ‘constrained’ titles adjacent to Newnham in the south of the area and adjacent to Dilston in the north of the area. The linking titles that are mapped as ‘unconstrained’ were also assessed because of their proximity to these clusters.

At the Newnham end of the assessment area, all titles assessed that are south of CT 164309/1 were considered to be more appropriately zoned as Rural, including the titles that have been mapped as ‘unconstrained’. Titles are constrained by adjacent, or nearby residential zoning and dwellings, and a number of the titles mapped as unconstrained are split by the East Tamar Highway.

At the Dilston end of assessment area, the five titles that have been mapped as ‘constrained 3’ have been recommended to be zoned Rural. All five of these titles have existing dwellings on them, have ‘lifestyle’ characteristics and are directly adjacent to residential zoning. These characteristics severely limit the potential for these titles to be utilised for ‘commercial scale’ agricultural operations in the future. Zoning these titles Rural also works to provide a buffer between residential land to west of these titles and CT 139409/2 & CT 139409/5 to the east where horticultural enterprise occurs with ‘commercial scale’ characteristics. These titles should be retained in the Agriculture Zone.

All titles between the two clusters of ‘constrained’ titles have been assessed and are considered appropriate for retention in the Agriculture Zone. These titles are either large in area and farmed as part of a holding with ‘commercial scale’ characteristics, or small and surrounded by a holding with ‘commercial scale’ characteristics.

## **6 – ROCHERLEA**

This area was identified for further assessment due to a cluster of titles mapped as ‘constrained’, interspersed with titles excluded in the ALMP and some titles mapped as ‘unconstrained’. These titles boarder titles that were assessed in the Ravenswood area to the south and the Pipers River Rd & Lilydale Rd Junction area to the north east.

All titles that we unmapped as part of the ALMP were assessed to be most appropriately zoned Rural. All titles mapped as ‘constrained’ were also considered to be more appropriately zoned Rural. While some these titles have resource development potential, the Rural Zone provides sufficient provisions for these activities to occur. This was also the case with titles mapped as ‘unconstrained’ in this area. The three most northern titles mapped as unconstrained (CT 18434/1 (246ha), CT 242710/1 (91ha) & CT 118583/2 (17ha)) are all mapped as having a Land Capability of Class 6, are all covered in native vegetation, are poorly connected to the adjacent agriculture zone due to the train line and have titles more appropriately zoned Rural in other directions. CT 50694/1 is small in area (19ha), adjacent to residential zone and disconnected from other ‘unconstrained’ titles. With the assessment carrying on into area 7 to the north a consistent zoning pattern is achieved for this area by zoning these titles as Rural.



### **7 – PIPERS RIVER RD & LILYDALE RD JUNCTION**

This area was identified because of a large cluster of titles mapped as ‘constrained’, which is mixed in with titles that were excluded from the ALMP and some titles mapped as ‘unconstrained’.

The assessment identified that the majority of these titles have existing dwellings located on them and have a lifestyle to hobby scale characteristics. CT 136935/3, CT 204413/1 and CT 204414/1 have an existing quarry and resource processing facility located on them, this type of operation is more appropriately zone Rural. There were also some titles with commercial scale characteristics with forestry operations occurring on them. These titles were mapped as ‘constrained 2B’, are adjacent to the Environmental Living Zone, with other adjacent titles either not mapped in the ALMP or mapped as ‘constrained 2A’ and have a Land Capability of Class 6. These characteristics suggest that it is highly unlikely these titles would be utilised for agricultural enterprises other than forestry or mining, these types of uses are appropriate in the Rural zone, so titles were zoned Rural to provide a consistent zoning pattern.

Titles mapped as Unconstrained within this area were also deemed more appropriate to be zoned in the Rural Zone. These titles are limited by physical characteristics and are covered in native vegetation. They display some limited potential for extractive industries rather than agricultural enterprises, which is more suited to the Rural Zone. In some cases, however they are also limited for extractive industries as there are existing dwellings located on them or adjacent dwellings both of which place further constraints on development potential for primary industry uses.

### **8 – RETREAT**

This area was identified because of a cluster of titles that are predominately mapped as ‘unconstrained’ that are surrounded by land that was excluded from the ALMP. Surrounding land was identified as State Forest, managed by Sustainable Timbers Tasmania (STTAS) land; this land will be zoned Rural.

The main land use of subject titles in this area is plantation forestry, which is appropriate to be zoned Rural. CT 208043/1 is on the eastern side of this subject area. This title is 37ha in area and is a mix of native veg and grazing, with a dwelling on it. This title has been deemed more suited to the Rural zone because of land use, scale and adjacent STT plantations. To provide the owner with zoning consistence, titles CT 228616/1 and CT 22866/1 which are under the same ownership have also been recommended for the Rural Zone. These titles have similar land use characteristics as 208043/1. The total holding is 86ha in area.

### **9 – UNDERWOOD**

The Underwood area was identified as an area of interest because of the mosaic of ‘constrained’ titles and ‘unconstrained’ titles that have been mapped in the area. Analysis identified the majority of these titles as being under single ownership and having an existing dwelling. These titles display ‘lifestyle’ characteristics. This was particularly the case for the titles in the southern half of the assessment area. Because of these characteristics it was determined that most titles within this area would be more suited to being zoned Rural, this included titles mapped as ‘unconstrained’ where

appropriate. Titles that were excluded from the ALMP have been assumed to be more appropriate for the Rural Zone.

There are a number of titles mapped as 'unconstrained' that link through the Lilydale Rd valley in the northern half of the assessment area. The enterprise scale analysis of these titles under current ownership identifies them as having 'hobby scale' characteristics, the physical characteristics of this land indicates there is some potential for agricultural development with 'commercial scale' characteristics in the future. These titles have been recommended to be zoned Agriculture.

### **10 - KAROOLA/LALLA**

This area was identified as an area of interest because of the mosaic of 'constrained' titles and 'unconstrained' titles similar to the Underwood area. The analysis identified that there are titles with 'commercial scale' characteristics either surrounded by, or adjacent to, titles with 'lifestyle' characteristics. Zoning recommendations for this area, are consistent with the decision rules and seek to protect the 'commercial scale' characteristics.

With this in mind titles with commercial scale characteristics or with limited constraints and good connectivity with nearby titles with commercial scale characteristics and/or 'unconstrained' land were retained in the Agriculture Zone. Titles that were assessed as having lifestyle scale characteristics and in some cases hobby scale characteristics were recommended for the Rural Zone as long as a consistent land use pattern was not compromised.

Titles CT 130594/2, CT 125887/1, CT 121407/1, CT 227073/1, CT 248267/1 & CT 121408/1 are located on Brown Mountain Rd. These titles are under the same ownership and appear to be farmed in conjunction as part of a holding with 'commercial scale' characteristics. These titles have been zoned as Agriculture. However, because of the characteristics of adjacent surrounding titles it was not considered feasible to connect the agricultural titles with other titles zoned Agriculture to the North, this has resulted in these titles being isolated from other Agriculture titles. While this is not an ideal, this zoning, this still fits with the decision rules requirements of a minimum of three adjacent titles to make a zone.

Titles CT 29556/1, CT 127564/1, CT 32753/2, CT 32753/1, CT 240750/1, CT 138615/1 and CT 14848/1 are located in the south west of the assessment area. These titles have been mapped as either 'constrained 2A or 2B'. The assessment determined that these titles are appropriately zoned Agriculture because of surrounding 'unconstrained' titles. This provided a more consistent zoning pattern and ensures adjacent agricultural land is protected.

### **11 - LILYDALE**

This area was identified because of the clusters of 'constrained' titles and 'unconstrained' titles adjacent to residential zones. While it is noted that some of these titles are potentially constrained from adjacent residential zoning generally, titles that have been mapped as 'unconstrained' were determined to be most suited the Agriculture zone. This is because these titles are generally large in area and are either currently farmed in conjunction with adjacent large titles as part of a holding with 'commercial scale' characteristics or have the potential to be farmed in conjunction. CT 251502/1 and CT 171612/1 on the western side of Lilydale have been retained in the Agriculture Zone, however

they are at risk of future constraints if adjacent undeveloped residential land is further developed in the future.

CT 244293/1 (11.9ha) and CT 25640/2 (14.6ha) were considered more appropriately zoned as Rural. These titles are located on Lalla Rd, both have existing dwellings and display 'hobby scale' characteristics. While there is a larger 'unconstrained' title adjacent to the north (CT 245698/1 (61.5ha)), in other directions there are singularly owned titles with existing dwellings on them with 'lifestyle' or 'hobby' scale characteristics. These adjacent titles were mostly mapped as 'constrained'. The limitations associated with these titles were considered to negate any potential for farming these two titles in conjunction with land to north.

Titles on the northern side of Doaks Rd that were included in the assessment area are currently split zoned. The zoning follows the route of McGowans Creek, which dissects the titles roughly through the centre in an east to west direction. South of the creek the titles are zoned as Low Density Residential, while north of the creek the titles are currently zoned as Rural Resource. The Rural Resource areas of these titles has been mapped as 'unconstrained', however, it was determined that the titles would more appropriately be zoned as Rural because of the existing split zoning and 'lifestyle' to 'hobby scale' characteristics of these titles. Zoning these titles Rural also provides a buffer between some of the Low Density Residential and the Agricultural Zone to the north. Titles further east along Doaks Rd may also be more appropriately zoned Rural, however, these were not included in the assessment area.

South of Doaks Rd, CT 17334/1, along with four more titles to the south were retained in the Agricultural Zone. These titles all have agricultural potential and could be farm in conjunction. Further east on the southern side of Doaks Rd, all titles included in the assessment area were determined to be more suited to the Rural Zone rather than the Agricultural Zone, even though some have been mapped as 'unconstrained'. These titles display 'lifestyle' to 'hobby scale' characteristics and the majority of titles have an existing dwelling, which would reduce the likelihood of titles being farmed in conjunction. They are also bordered by titles to the south which were excluded in the ALMP so have automatically gone into the Rural Zone, as well as being bordered by titles mapped as 'potentially constrained' to the southwest and east which were assessed as being more suited for the Rural Zone.

### **12 – AUSTINS RD, TURNERS MARSH**

This area was identified because of a small cluster of titles that have been mapped as 'constrained 2B' which are adjacent to state forest and a Conservation Area. These Titles are also within close proximity to a cluster of titles mapped as 'constrained 2A'. These clusters are interspersed with titles mapped as 'unconstrained'.

The analysis identified that the majority of titles assessed have existing dwellings and in most cases display 'lifestyle' scale characteristics. Due to the fragmented nature of remaining land with agricultural development potential all titles assessed were determined to be more suited to the Rural Zone. CT 250765/1 is larger in area at 84ha and has an existing plantation, however, two thirds this title is under a conservation covenant and this combined with an existing dwelling, place constraints on the title that would limit agricultural activities to 'hobby scale'. CT 124979/1 has been mapped as 'unconstrained' and is 114ha in area. From this assessment it was determined this title would be

better suited to the Rural Zone as this title has poor connectivity. To the north is State Forest, to the east is land that was not mapped within the potential agricultural zone, to the south is a small Crown owned title and two individually owned titles with existing conservation covenants and to the west is a title with similar constraints.

### **13 – ST LEONARDS**

This area was identified because of the cluster of titles mapped as ‘constrained 2A & 3’. There were also a number of adjoining titles mapped as ‘unconstrained’ that were included in the assessment because of perceived constraints from adjacent residential zoning. West of the assessment area is a cluster of titles that were not included in the ALMP. These titles were not included in this assessment.

The main cluster of titles mapped as ‘constrained’ along Abels Hill Rd are zoned as Rural living. No further assessment of these titles was undertaken.

Titles CT 104384/2, CT 104384/3 and CT 164745/1 along the Tasman Highway are mapped as ‘unconstrained’ however, analysis determined that these titles would be more suited to the Rural Zone. The analysis identified these titles as having ‘hobby scale’ characteristics and this combined with the proximity to residential zoned titles and constrained titles indicates they are more suited to the Rural zone. CT 164126/1 was determined to be more suited to the Rural zone because of its proximity to residentially zoned titles associated with the Drovers Run estate.

CT 113048/1, CT 238583/1, CT 72221/1, CT 44488/1 and CT 43682/3 are all also mapped as ‘unconstrained’, these titles are located south of titles adjacent to Abels hill Rd. These titles all have good connectivity with titles with ‘commercial scale’ characteristics to the south. However, despite this connectivity it was determined that these titles would be more appropriately zoned Rural. The titles display ‘lifestyle’ to ‘hobby scale’ characteristics, most have an existing dwelling and are adjacent to residential zoning. Productivity capacity of these titles is also limited by physical characteristics. Zoning these titles Rural provides a buffer between Agricultural zoning and residential zoning.

### **14 – LONE STAR RD**

This area was selected because of a cluster of titles mapped as ‘constrained’ that are surrounded by State owned land that was unmapped by the ALMP and will likely be zoned as Rural. Some nearby ‘unconstrained’ titles were also included in assessment area to assist with analysis of surrounding land use.

Titles CT 136992/2, CT 136992/1, CT 38742/1, CT 7063/1, CT 36548/1, CT 1009964/1, CT 109965/1 and CT 52177/1 were determined to be more appropriate for the Rural Zone. These titles are isolated from the adjacent Ag Zone estate because they are surrounded by State forest and Crown land which will be zoned Rural. All of these titles bar CT 52177/1 display ‘lifestyle’ characteristics and three titles have existing dwellings. CT 52177/1 is covered in plantations and is under the same ownership as a number of nearby unconstrained titles in the Ag zone. CT 52177/1 and the nearby titles under the same ownership titles have commercial scale forestry characteristics and are owned by a Forestry Company. However, to avoid spot zoning of this individual title, it was determined that this title should be zoned Rural.

Titles CT 208022/1 and CT 23048/1 are relatively small titles that have State Forest to the north, Crown Land to the east and to the south and west are plantations on land owned by a Forestry Company. These titles could be zoned either Agricultural or Rural, however because of proximity to State Forest, the size of the titles and current land use it was determined that these titles would be better suited in the Rural Zone. All other titles assessed were recommended for retention in the Agriculture Zone.

### **15 – GOLCONDA RD & DENISON GORGE RD**

This area was selected because of the cluster of ‘constrained’ titles that are surrounded by titles mapped ‘unconstrained’. Through this assessment it was identified that the majority of titles mapped as ‘constrained’ have an existing dwelling located on them and have ‘lifestyle’ characteristics. However, from this assessment it was still determined that zoning all titles within the area as Agriculture would be appropriate, due to the potential for high value agricultural use.

CT 11654/2 is a small title (2.44ha) and has an existing dwelling located on it. However, aerial imagery also shows that this title has an existing horticulture enterprise located on it that would be classed as ‘hobby scale’ to potentially ‘commercial scale’. This title is also adjacent to a large forestry title to the east that is under plantation. There is future potential that this horticulture operation could be expanded onto this forestry title once plantations are harvested. Enterprise suitability mapping suggest that these titles and surrounding titles are suited to well suited for similar horticulture enterprises. Protection of this existing enterprise and ensuring that there is potential for this enterprise to expand in the future was the key factor in the recommended Agricultural zoning.

### **16 – MOUNTAIN RD**

This area was selected because of a cluster of ‘constrained’ titles that are located on the border of titles mapped as ‘unconstrained’, titles that were excluded from ALMP and alternatively zoned titles. The south western titles assessed in this area also adjoined titles that were assessed to be more suited to the Rural Zone in the Lilydale Area assessment.

All assessed ‘constrained’ titles were assessed to be more suited to the Rural Zone than the Agriculture Zone. These titles were mostly entirely covered in native vegetation, individually owned and either had an existing dwelling located on them or were adjacent to a number of titles with existing dwellings located on them. The characteristics of these titles, in general were more closely aligned to adjacent titles that were excluded from ALMP (likely destined for Rural Zone) and by zoning Rural, a more consistent zoning pattern is applied in this area. CT 204912/1 has an existing conservation covenant over the majority of its area. This limits this title’s ability to be utilised for agricultural purposes in the future, a number of titles also have existing Private Timber Reserves on them.

It is noted that CT 54431/1 in the north west section of the assessment area is under the same ownership as a title to the north which is mapped as ‘unconstrained’ and outside of the assessment area. This assessment recommends different zoning for these two titles under the same ownership. This is because, in this instance being able to provide a consistent zoning pattern for the area was considered to be the overriding factor.

### **17 – MT ARTHUR RD**

This area was selected because of a cluster of ‘constrained’ titles that are located on the border of titles mapped as ‘unconstrained’ and titles that were excluded from the ALMP.

CT 208582/1 is located further to the north than other titles assessed. This title is amongst land that was excluded from the ALMP. The majority of adjacent land is State Forest and land use on adjacent land is a mix of native vegetation and plantations. Land on CT 208582/1 is also managed as native vegetation and plantations. Because of the similar land use and physical characteristics of this title and surrounding titles it was determined that this title would be more appropriately zoned Rural.

Most titles in the main cluster were assessed to be suitable to remain in the Ag Zone. While these titles generally displayed ‘hobby scale’ characteristics, these characteristics were assessed to be similar to adjacent titles title to the south which have all been mapped as ‘unconstrained’ so will be zoned Ag. Generally, there was not sufficient reason to zone these assessed titles differently. The exceptions were CT 17386/1, CT 43173/1 & CT 49621/1. These titles display ‘lifestyle’ characteristics, each have a dwelling and are most covered in native vegetation that is mapped as Priority Habitat. These titles were assessed to be more appropriately suited to the Rural Zone and link with titles destined for the Rural Zone to the north east so a consistent zoning pattern can still be achieved.

### **18 – MYRTLE BANK**

This area was selected because of a number of titles that have been mapped as ‘constrained’ that are interspersed with titles that have been mapped as ‘unconstrained’ or were unmapped as part of the ALMP.

The analysis identified that there are seven titles (one mapped as ‘constrained’ and five unmapped) that have Conservation Covenants on them. These titles are in the centre of the assessment area and are under the same ownership. Because of Covenant it has been assumed that the titles could not be utilised for any agricultural activity greater than ‘hobby scale’.

The most eastern title that was mapped as ‘constrained’ in the assessment area (CT 101772/2) is utilised for an aquaculture operation and has ‘commercial scale’ characteristics. It is assumed that there is also resource processing that occurs on this title. The Uses on this title and the other constrained title CT 207097/1 in this area are more suited to the Rural Zone. Applying the Rural zone to these two titles , provides for a consistent zoning pattern.

CT 204731/1, CT 204731/1 and CT 101772/2 are located between the above-mentioned titles. They have the titles associated with the Conservation Covenant to their west and the aquaculture operation to the east. These titles are under the same ownership and appear to be utilised for grazing. Productivity on these titles is limited by physical characteristics and these titles are recommended for the Rural zone. This also provides connectivity for a consistent zoning pattern. These titles are also under the same ownership as land to the south that will be retained in the Ag Zone. This is not ideal, however in this case it has been considered appropriate to ensure current land use matches the zone purpose.

### **19 – TARGA**



This area was selected because of a cluster of 'constrained' and excluded titles that are adjacent to 'unconstrained' titles to the south, west and north and excluded titles to the east.

Titles assessed along Mt Barrow Rd were assessed to be more appropriate for the Rural Zone because of 'lifestyle' to small 'hobby scale' characteristics of these titles. Most of these titles have an existing dwelling. Titles along St Patricks Lane were also determined to be more appropriate to be zoned Rural because of their 'lifestyle' characteristics and connectivity to land that will be zoned Rural to North.

It was determined that most of the titles along the Tasman Highway should be recommended for the Ag Zone, even though a number of them are mapped as potentially constrained. While most titles display 'hobby scale' characteristics there are a number of titles that are farmed in conjunction. There is some potential for increased productivity on this land due to the physical characteristics. In order to protect the agricultural use and future potential of these titles they are recommended for the Agricultural zone.

### **20 – NUNAMARA**

This area was selected because of the cluster of 'constrained' titles that surround the Nunamara Village Zone and are also adjacent to land zoned Environmental Management. Some adjacent titles mapped as 'unconstrained', were also included within the assessment area.

A cluster of titles mostly mapped as 'unconstrained' to the north east of Nunamara was assessed as being more appropriately zone Rural rather than Agriculture. This cluster of titles does not have good connectivity with other titles mapped as 'unconstrained' due to surrounding constraints; to the north are three small lots with 'lifestyle' characteristics and two large titles zoned Environmental Management, to the East is State Forest, which will be zoned Rural, to the south is a large title zoned Environmental Management, to the south west is the Nunamara Village Zone and to the west are a number of titles with 'lifestyle' characteristics. Furthermore, while some of the assessed titles are large in area, their physical characteristics limit productive potential.

The exception in this cluster are CT105730/1 and CT105731/1, these titles have existing plantations on them, are owned by a plantation company and are under the same ownership as a number of connected titles to the north and nearby. All other titles under the same ownership in the area have been mapped as 'unconstrained' and will go into the Ag Zone, so it was determined that based on ownership these titles should also be zoned as Agriculture. CT 105048/1, although 'lifestyle scale' and under different ownership was also zoned Agriculture for a consistent zoning pattern.

The majority of other titles assessed were determined to have 'lifestyle' to 'hobby scale' characteristics and due to their proximity to Nunamara and limitations for productive use it was determined that they would be more appropriately zoned Rural.

### **21 – PATERSONIA**

The Patersonia area was selected because of the cluster of 'constrained' titles that are small in area and which had a number of similarly sized titles adjacent that have been mapped as 'unconstrained'.

Further analysis of this area identified that the majority of titles within the area were under the same ownership as adjacent titles. The analysis identified three separate entities that owned most titles as

well as adjacent unassessed titles. These entities have 'commercial scale' characteristics. Because of the proximity of potential 'commercial scale' activities, it was recommended to map all titles within this area as Agriculture. This also provides a more consistent zoning pattern for the area.

The cluster of individually owned titles with dwellings on them located in the south of the assessment area could also be mapped as Rural if it was determined more suitable for these titles. Adjacent commercial agricultural land would not be impacted.

### **22 – MT BARROW ROAD**

This area was selected because of a cluster of 'constrained' titles. These titles are surrounded by titles that were not mapped by the ALMP so are assumed to be Rural Zone titles. There is also the Mt Barrow State Reserve to the north west, which is zoned Environmental Management.

It was determined that these titles would more appropriately be zoned Rural than Agriculture. None of the titles display 'commercial scale' characteristics and this area has poor connectivity with any nearby holdings with 'commercial scale' characteristics. Zoning these titles Rural will also provide a more consistent zoning pattern for the area.

### **23 – CAMDEN ROAD**

This area was selected because of a cluster of titles mapped as 'unconstrained'. These titles are separated from other 'unconstrained' titles by two titles mapped as 'constrained' to the north west and unmapped titles in all other directions.

It was identified that the 'unconstrained' titles are owned by a forestry company and under the same ownership as other 'unconstrained' titles west of the two 'constrained' titles. Because of this relationship with nearby titles with 'commercial scale' forestry operations it was considered appropriate to retain all assessed titles in the Ag Zone. The adjacent unmapped titles are all State Forest titles that are managed by STTAS, which are to be zoned Rural.

### **24 – BLESSINGTON**

This area was selected because of the mix of adjacent titles that have been mapped as 'constrained', 'unconstrained' or were excluded from the AMLP. Some titles in this area are adjacent to the boundary between the City of Launceston and Northern Midlands Council. For the purpose of the analysis it is assumed that adjacent titles in Northern Midlands Council area will be zoned based on the AMLP.

When analysing the titles in this area that were excluded from the ALMP it was determined that none of these titles had characteristics that would make them better suited to the Ag Zone rather than the Rural Zone, so all were determined to be appropriately zoned Rural. The same assessment applies to the 'constrained' titles and these are also recommended for the Rural zone. For the titles mapped as 'unconstrained', none of these titles displayed characteristics that made them more suitable for the Ag Zone than the Rural Zone. Titles were assessed as displaying 'lifestyle' to 'hobby scale' characteristics and all have limitations on productive agricultural potential. With this in mind, it was determined that it is appropriate to zone all titles in this area as Rural. This provides a consistent



zoning pattern for the assessment area which will adjoin a large unmapped area in the Northern Midlands Council Area.

### **25 – RELBIA**

This area was selected because of a cluster of titles mapped as ‘constrained’ and ‘unconstrained’ that are isolated from the rest of the agricultural estate in the Launceston municipality. To the north and east is land zoned Rural Living. To the south and west is the Northern Midlands Municipality. Adjacent titles are currently zoned Rural Resource and have been mapped as ‘unconstrained’. For the purposes of this assessment it was assumed that all adjacent titles with Northern Midlands will be zoned Agriculture.

The assessment identified that all titles, bar one, had an existing dwelling located on them and all were individually owned. The assessment also identified two titles (CT 144388/1 & CT 129968/2) that have ‘commercial scale’ characteristics. Titles adjacent to CT 144388/1 & CT 129968/2 have similar physical characteristics. The two titles with ‘commercial scale’ characteristics were assessed to be most suited to the Agricultural Zone and the adjacent titles with similar physical characteristics were also determined to be suitable for the Agriculture Zone. Some small titles with limited agricultural potential have been also recommended to be zoned Agricultural to protect the productive capacity of the titles recommended for the Agriculture zone and to provide a consistent zoning pattern.

There were two clusters of ‘constrained’ titles identified within the assessment area. Titles within these clusters were all identified as having ‘lifestyle’ characteristics. It was determined that these titles would be most appropriately suited to the Rural Zone.

CT 26973/1 has been recommended to be zone Agriculture, because of its proximity to a title with ‘commercial scale’ characteristics. It is isolated from other titles zoned Rural so has not been recommended for the Rural zone to avoid spot zoning. Adjacent titles to north, east and west are zoned Rural Living, this title could be considered for rezoning to Rural Living as well.

### **26 – BIG BOOMER**

This area was selected because of a cluster of ‘constrained’ titles that are adjacent to titles mapped as ‘unconstrained’ and are interspersed with some titles that were not mapped as part of the ALMP, so are assumed to be zoned Rural.

All ‘constrained’ titles assessed were determined to be more suitable for the Rural Zone, as were titles that were previously unmapped. Some titles mapped as ‘unconstrained’ were determined to also be more suited to being zoned Rural. These titles either had an existing dwelling located on them or were constrained by uses on adjacent land with poor connectivity to the rest of the Agriculture Zone.

CT 155767/1, while mapped as ‘unconstrained’, was assessed as being more appropriate for the Rural Zone because it was considered to be severely constrained due to published Land Capability (Class 6 & 7) and it also provided zone linkage/consistency between titles to the west and south that will be

zoned Rural and titles to the east that were assessed as more appropriate for the Rural Zone due to size, limited ag potential and adjacent dwelling.

CT 31779/2 & CT31779/3 were also mapped as 'unconstrained' in the ALMP. However, the assessment identified that by zoning adjacent 'constrained' titles as Rural, these titles would be isolated from other titles zoned Agriculture. The characteristics of these titles are suitable for the Rural Zone, so it was determined to zone these titles Rural. This helps provide a more consistent zoning pattern.

### **27 – WHITE HILLS**

This area was selected because of a cluster of 'constrained 2A' that area surrounded by 'unconstrained' land. All 'constrained' titles displayed either 'lifestyle' or 'hobby scale' characteristics and are associated with the White Hills settlement. It was determined that all 'constrained' titles assessed would be more appropriate in the Rural Zone.

## **RECOMMENDATIONS**

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To ensure consistent application of the Agriculture zone and the Rural zone under the new State-Wide Planning Scheme we recommend a second stage to this assessment.

The second stage should occur to assess all unconstrained titles for their potential for being included within the Rural Zone. Physical characteristics, current land use and the application of Private Timber Reserve would be used as key indicators for zoning recommendation.

If Council determine that this second stage is appropriate AKC can provide a proposal and expected timeline.

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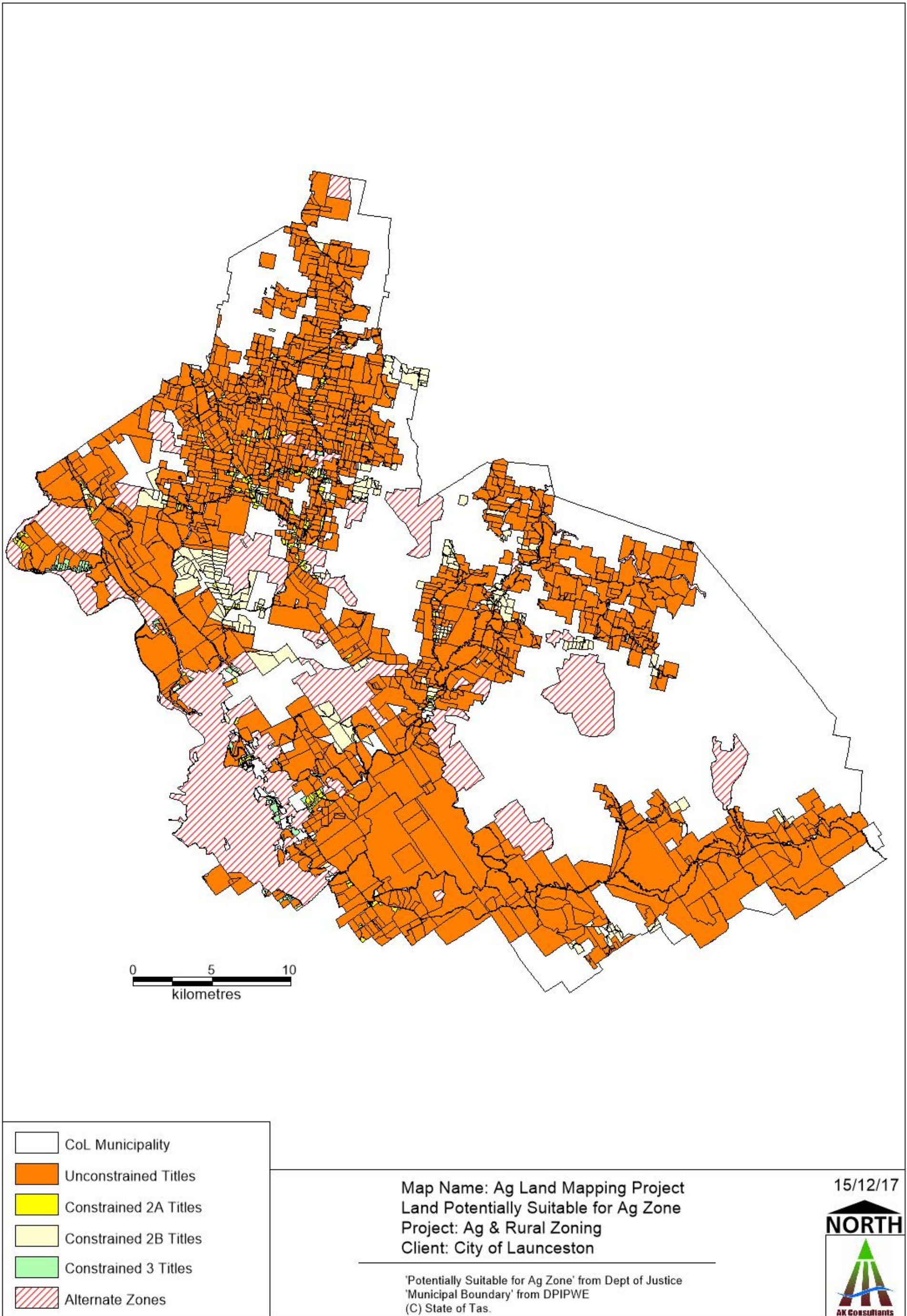
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## APPENDIX 1 - MAPS

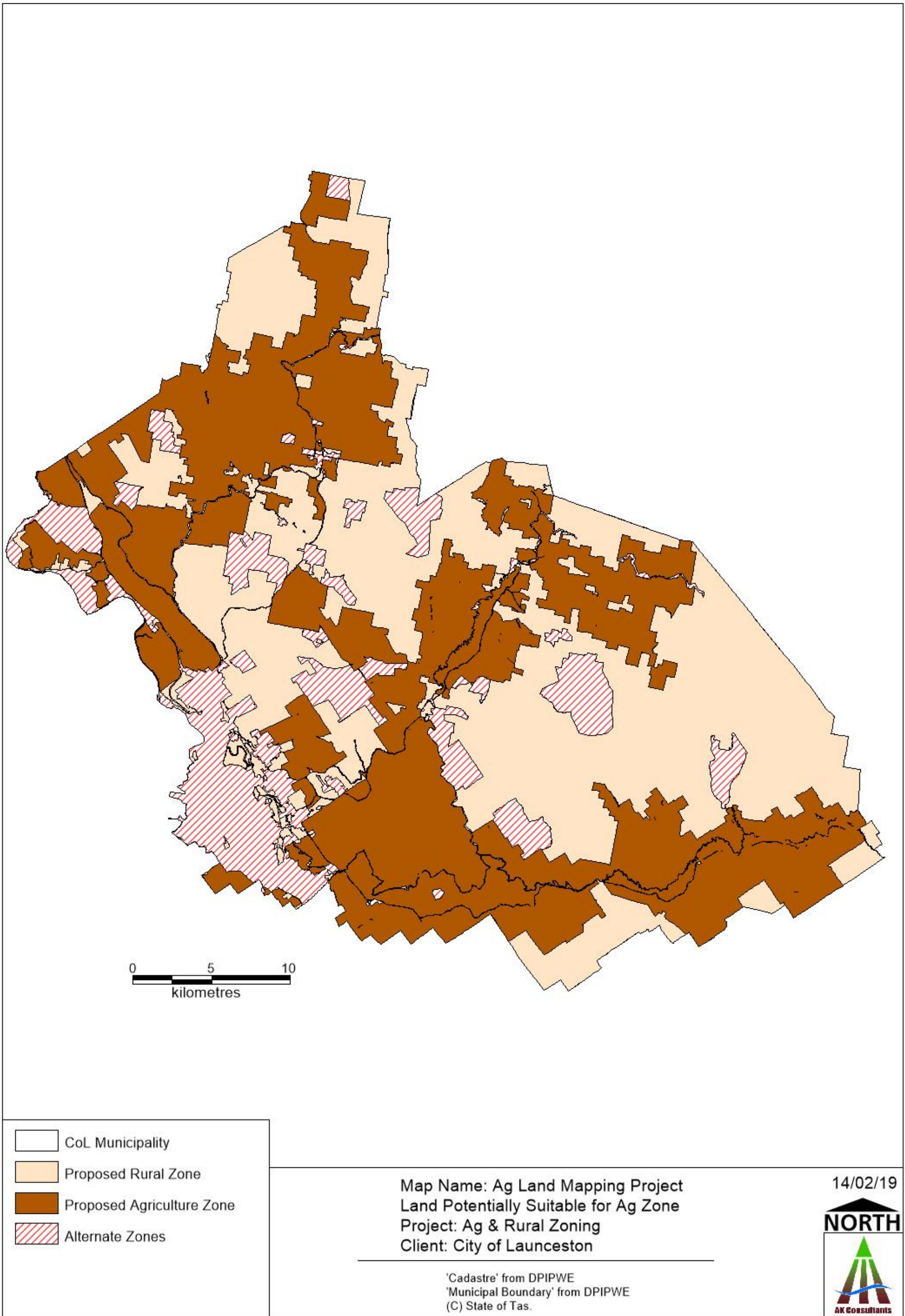
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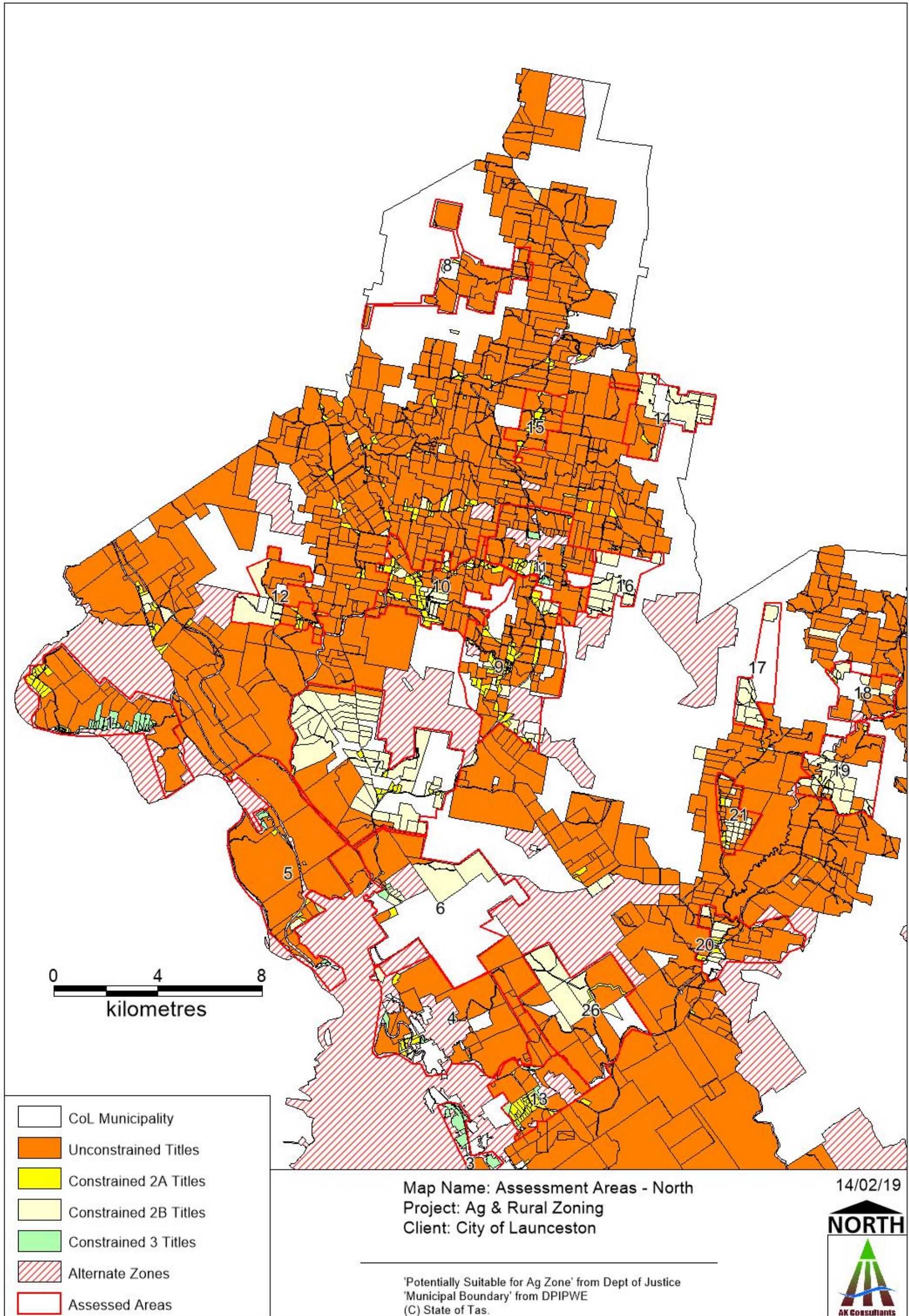
Map 1: Constraints mapping for City of Launceston Municipality





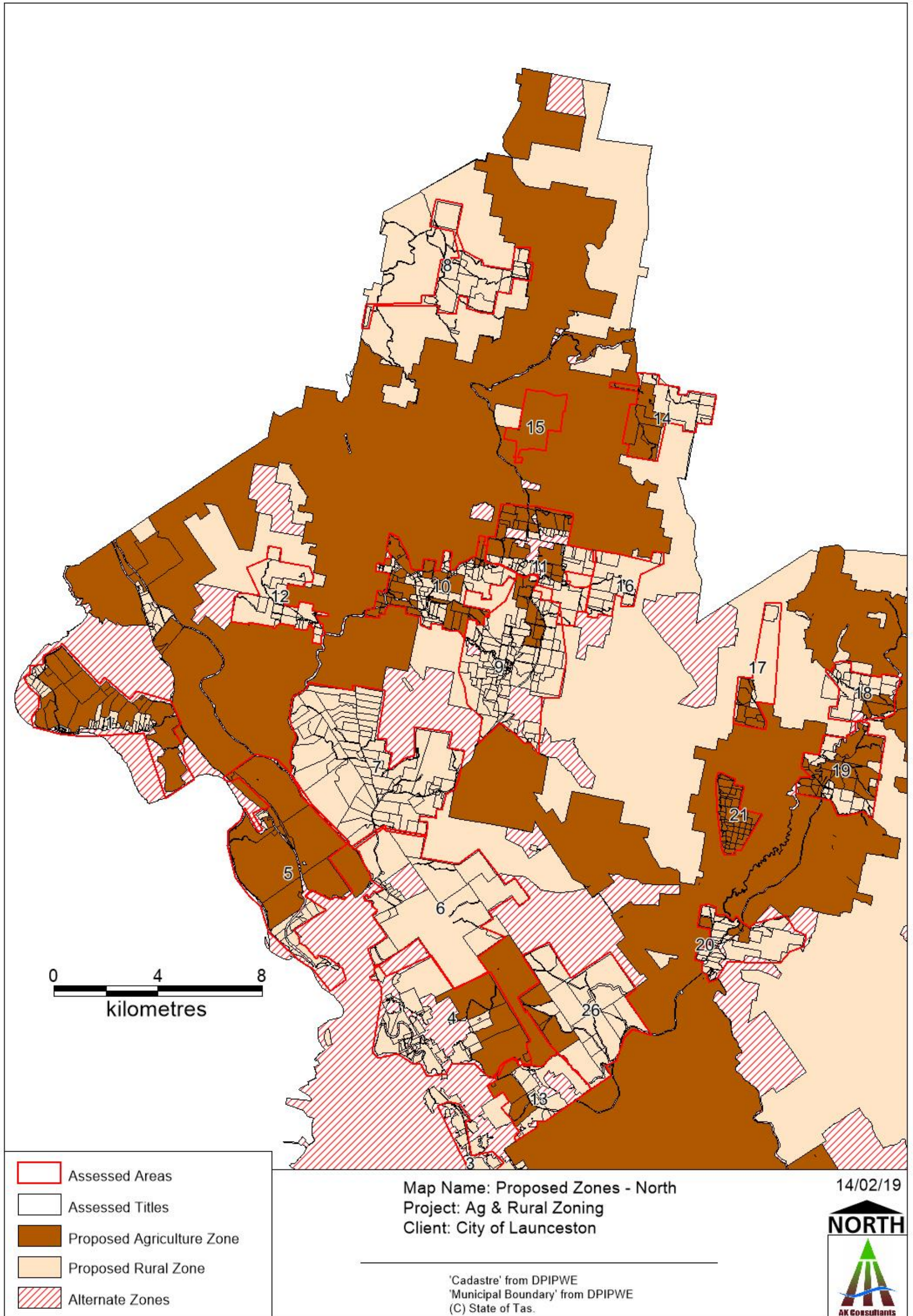
Map 2: Proposed Agriculture and Rural Zones for City of Launceston Municipality.





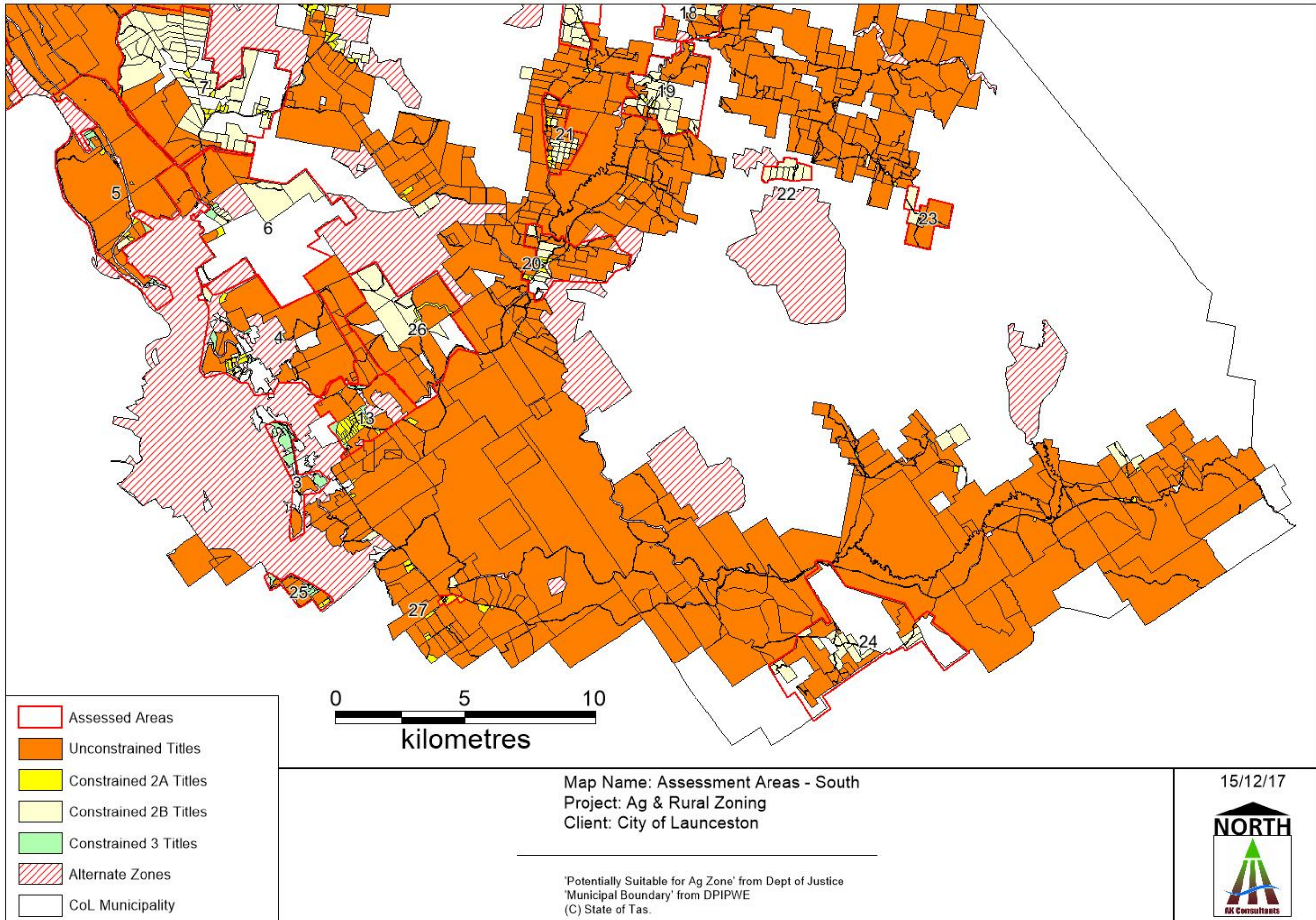
Map 3: Constraints Mapping in northern area of Municipality showing assessed areas.





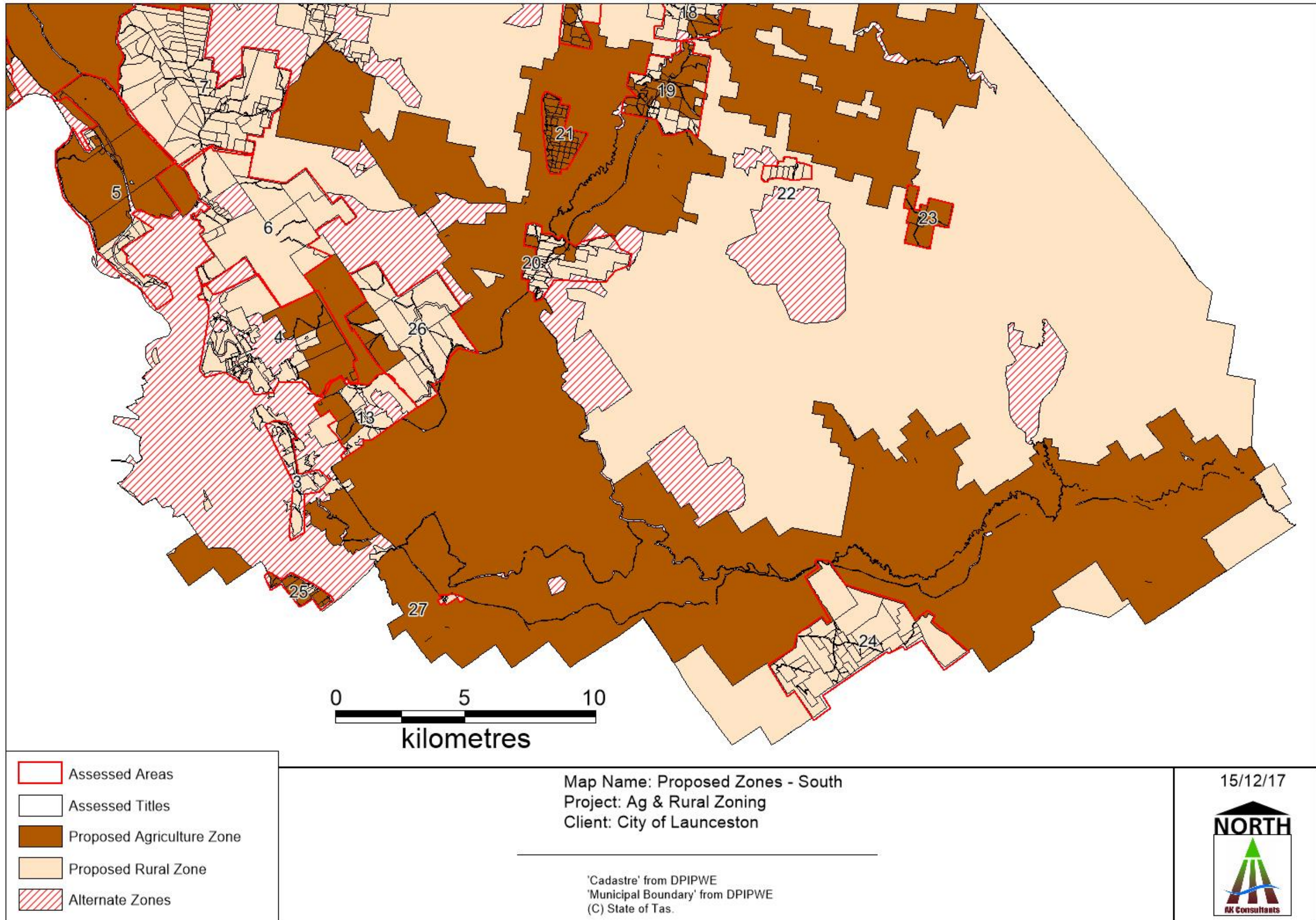
Map 4: Proposed zones in north of Municipality showing assessed areas.





Map 5: Constraints Mapping in southern area of Municipality showing assessed areas.





Map 6: Proposed zones in south of Municipality showing assessed areas.

## APPENDIX 2 – ENTERPRISE SCALE ANALYSIS

### Rural land – land use and characteristics

*Definitions, planning objectives & responses.*

Potential Landuse	Definition	Resources (general characteristics)	Connectivity	Objectives for planning	Planning responses
<b>Commercial scale agriculture</b>	<p>Likely to be viable</p> <p>Capacity to produce sufficient profit for a family and full-time employment for one person.</p>	<p>Land area comprising a number of titles farmed together. Total land area for mixed farming is likely to be 200ha – 500ha or more, depending on Land Capability, water resources and enterprise mix. Land area for vineyards, orchards or berries is likely to be 10 – 20ha, with some vineyards as small as 2ha.</p> <p>Water available for irrigation (licence associated with the title or a stock and domestic water licence for more than 4ML is sufficient, less than 4ML is still of considerable value for livestock production).</p>	<p>Few constraints</p> <p>Well connected to other unconstrained titles.</p> <p>Expansion and/or intensification likely in the future</p>	<p>Retain current and future agricultural productive potential</p>	<p>If all indicators are present, Agriculture zoning is preferred.</p>
<b>Hobby scale</b>	<p>Land used for some agriculture</p> <p>Unable to produce sufficient profit to demonstrate viability</p> <p>Occupant/family needs to be supported by off-farm income</p>	<p>Generally 8-40 ha in area and a single title</p> <p>Water for irrigation less likely, but possible, depending on location and cost of supply.</p> <p>Land Capability class generally 4-5.</p> <p>The land and/or water resources associated with the title may have the capacity to contribute to a commercial scale farm depending on the degree of constraint.</p>	<p>Some Constraints</p> <p>Residence on the title</p> <p>Residences in close proximity</p> <p>Low connectivity to unconstrained titles</p>	<p>Provide for hobby farms where the land cannot be used for commercial scale farming enterprises.</p> <p>Can contribute to buffers at the rural/residential interface to provide for gradational impacts</p> <p>Provide opportunities for small scale enterprises without risking loss of the agricultural resource.</p>	<p>If agricultural use potential is good; ie if it has all or some of the following characteristics; Few Constraints, LC 1-3, water available, well connected, currently no house, currently supporting high value agriculture then consider treating as for 'commercial scale'.</p> <p>If the title has value as a buffer between residential use and 'commercial scale' agriculture then could be considered for Rural or Ag Zone, depending on what is more appropriate for a consistent zoning pattern.</p> <p>If the title is part of a cluster of lots with Hobby scale characteristics where potential is lower, the land area is in effect already converted from commercial scale agriculture and would be considered an established Rural area.</p>
<b>Lifestyle scale</b>	<p>Little or no use for agriculture</p>	<p>Generally 1-8 ha in area</p> <p>Land Capability variable</p> <p>Water for irrigation unlikely</p>	<p>Moderate to significant Constraints</p> <p>Residence on the title</p> <p>Residences in close proximity</p> <p>Little or no connectivity to unconstrained titles</p>	<p>Provide opportunities for rural residential lifestyle choice without risking loss of the agricultural resource.</p> <p>May contribute to buffering at the rural/residential interface</p>	<p>If the title is part of a cluster of lots with Lifestyle scale characteristics where potential is negligible, the land area is in effect already converted and would be considered an established Rural Living area.</p> <p>Agricultural use potential is always low, however, subdivision and intensification of residential use needs to consider the context of nearby 'commercial scale' activity and the potential to achieve appropriate buffering</p>