

Response to Right to Farm Legislation in Tasmania.

The inability of government to legislate appropriate land use comes down to simple facts. If you cannot prescriptively describe a permitted use then you must let adjoining land owners sought out their own differences themselves. The use of the PAL Policy has been a disaster for this State. The policy's unintended consequences has resulted in under development in rural regions, destroyed property values, and resulted in a sell out to MIS plantation companies with disastrous effect. Despite two government enquiries, upper and lower houses nothing has been done to rectify the situation. It's easy with hindsight to see all this and many other faults with this policy but at both these enquiries all these problems were pointed out to the government of the day. People had purchased properties with the intention to retire and build on them and had this right withdrawn for no known benefit to the rural industry. The policy failed miserably as it fettered land use but failed to match any protection to rural commodity prices. This in turn took an important exit strategy away for farmers who could not adapt to globalised commodities, and the increasing monopolisation of their markets. Instead of being able to sell to the highest bidder their properties were only available for purchase to other agricultural businesses.

Instead of legislating to keep residents out of rural living by a failed policy their needs to be clear rules regarding farming practices. Any person that builds or moves to an existing rural property and has a problem should be able to purchase a buffer to help alleviate the problem or should have to move to a town area. They should not be able to make a complaint to an authority they should have to work out a solution with their neighbours. Rural regions need new residents for workers, to keep rural schools viable and to provide the social services that hold rural communities together.

As a stakeholder in this policy's outcome I have had some very good outcomes to property development put on hold for a lot of years. Holding property with more neighbours than I can count or know with almost nil land use conflict I have found by open conversation most neighbours are supportive of farming industries. Some of the developments that I have managed to progress despite the PAL policy have been onerous and have had unnecessary expenses added.

If there is an enquiry open to stakeholders to comment further I would like to present.

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