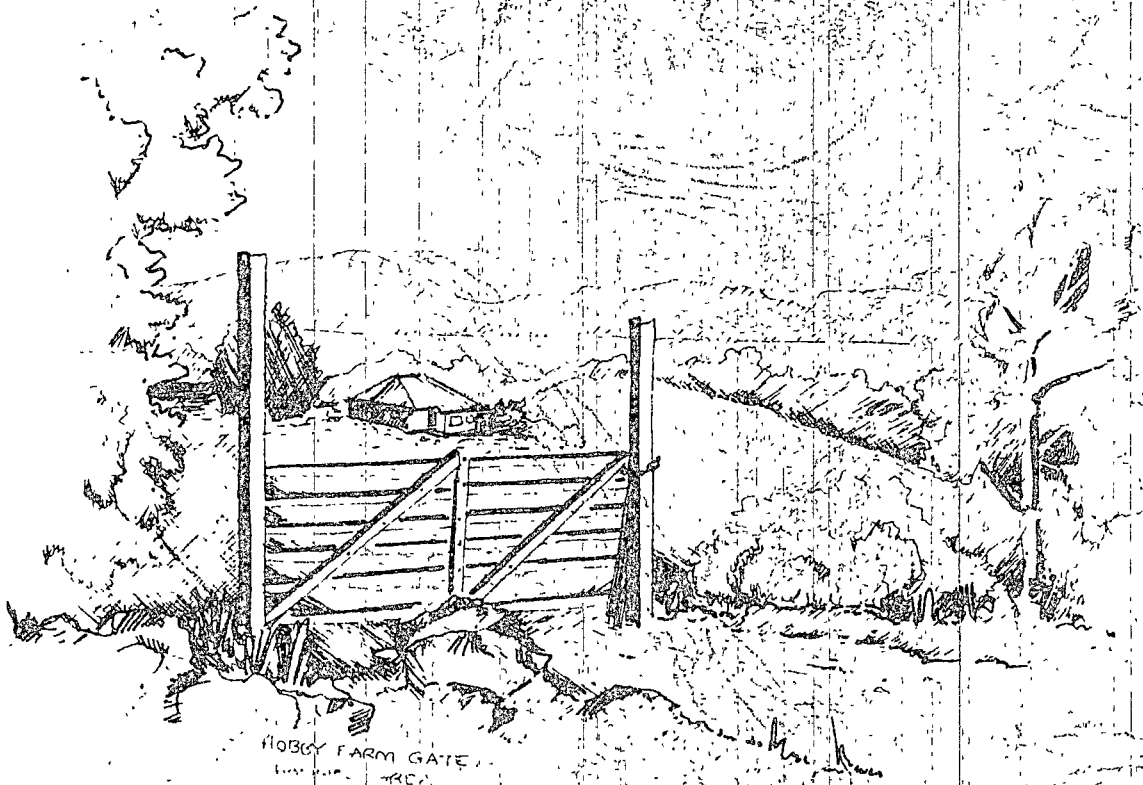


**THE CHANGING RURAL  
ENVIRONMENT:**  
*a study of rural retreats*



**NEW LIFESTYLES AND LAND USE  
IN SOUTHERN TASMANIA**

**IAN PATERSON**  
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**KEN GILMORE**

*Kenneth Colin*



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Being a thesis submitted in part fulfilment of  
the requirements for the Degree of Master of  
Environmental Studies.

Environmental Studies  
University of Tasmania  
December, 1977

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## Sources Used In the Compilation of Maps and Plates

The base map used in the preparation of Maps 1, 3, 4, 6, 7 and 8 was derived from copies of the die-line maps used by the Lands Department in the preparation of the D'Entrecasteaux Topographic Map, 1:100 000 Series; Sheet No. 8311, Second Edition, Department of Lands, 1974.

The details of roads and locations (Map 2) were extracted from the D'Entrecasteaux topographic map, and the patterns of drainage and topography (Map 3) were extracted directly from the die-line maps.

The information used in the preparation of Map 4 (Administrative Areas) was obtained from the updated version of the Cadastral Maps (S. Buckingham Nos. 1 and 3), held at the Lands Department Office, Hobart.

For the analysis of land use patterns an aerial photograph mosaic was made using the 1974 aerial photographs of the area (Plate 3). This mosaic was used as a base for the preparation of Maps 6 and 7; the maps as presented here were drafted on to the base map mentioned above.

Map 6 was produced from the interpretation of the 1966 aerial photographs:

Derwent-D'Entrecasteaux Runs	1	photographs	91-100
	2	photographs	12- 23
	3	photographs	194-205
	4	photographs	103-115
	5	photographs	170-179
	and 6	photographs	70- 79

Map 7 and the mosaic were produced from the 1974 aerial photographs:

Hobart Area	Runs	4	photographs	14- 19
		5	photographs	17- 22
		6	photographs	9- 14
		and 7	photographs	17- 23

Map 8 used the base map to present survey information.

Map 1 was redrawn from The Tasmanian Department of Lands, Map of Municipalities (Hobart Sheet), 1:250 000, First Edition, 1961.

Map 5 was redrawn from a map in Wettenhall, R.L., 1975; *Bushfire Disaster, An Australian Community in Crisis*; Angus and Robertson, Sydney.

## *preface*

This report is a part requirement for the degree of Master of Environmental Studies and represents the culmination of two terms' work, carried out between March and November 1977.

The intention of this study was to provide a detailed analysis, undertaken at the personal level, of the phenomenon of *rural retreating*. The personal approach was adopted as the only way of documenting the lifestyles and land use of the new settlers.

The Cygnet-Channel area was chosen for study, as it was felt that a relatively comprehensive survey of the area could be completed within the time-scope of the course. To have taken a larger area would have meant a less satisfactory coverage and would have limited the depth of information collected. As such, the study would have been like many others, and would not have come to grips with the phenomenon of *rural retreating* on the personal level.

A further intention of this report was to devise a workable terminology and classification. To this end, the reader is provided with a glossary of terms used in the report, thus avoiding the ambiguity of many of the popular terms. The typology of landholders is presented as a system which makes the categorisation measurable and avoids the value judgements on lifestyles which commonly distort the assessment of effective differences between landholders.

The identification of areas of concern and potential problems, stemming from the inward migration of previously urban-based people, was the goal of this report. The discussion of these issues leads to the question of what action can be taken and by whom? The strategies presented do not attempt to resolve these questions; rather the intention is to indicate a few directions and alternatives for the future.

Many people helped in the preparation of this document and, in appreciation, we would like to gratefully acknowledge ...

- the assistance of the supervisors of the project: Dr. L. Wood, Geography Department, University of Tasmania; Dr. N. Sanders, Centre for Environmental Studies, University of Tasmania; and Mr. B. McNeill, Environmental Design Department, Tasmanian College of Advanced Education;
- the co-operation of the councils of Port Cygnet and Kingborough Municipalities;
- the assistance of the following organisations: the State Library of Tasmania; the Archives Office of Tasmania for supplying the historical photographs; the Office of the Town and Country Planning Commissioner, Department of Planning and Development; and the Australian Bureau of Statistics, Tasmanian Office;
- the advice and service provided by the staff of the University of Tasmania Library, the University Photographic and Printing Sections, the University Computer Centre and other departments of the University;
- the help of Mr. J. Short, Extension Officer, Department of Agriculture, Huonville for his assessment and interpretation of the state of agriculture and the new settler movement in the area.

We are especially grateful to all those who co-operated in answering our questions and gave their time and hospitality willingly. Thanks also go to Ann Rickards for typing this report, and to Dr. R. Jones for his inspiration and patience, particularly during the preparation of the manuscript.

*glossary of terms*

Landholder	: An individual, group of individuals or company, owning or occupying an area of land in a rural environment.
Landholding	: An area of rural land, at one or more locations, and irrespective of size or land use.
Commercial	: Applies to landholders involved in agriculture returning a gross income of \$1 500 or more per annum. This is an arbitrary cutoff point adapted from the Australian Bureau of Statistics definition of <i>rural holding</i> . It does not necessarily indicate viable or full-time farming.
Non-Commercial	: Applies to landholders involved in agriculture returning a gross income of less than \$1 500 per annum.
Full-Time Farmer	: A landholder deriving 91-100% of income from agriculture.
Part-Time Farmer	: A landholder deriving 1 - 90% of income from agriculture.
Resident	: Any person living in the local area.
Local	: Denotes all land in the Port Cygnet Municipality and Kingborough Municipality south of Oyster Cove Road. Also referred to as the <i>study area</i> and the <i>Cygnet-Channel area</i> .
Nearby Rural	: Denotes land in adjoining municipalities, which is not part of the Hobart-Kingston Metropolitan area.
Permanent	: Applies to landholders and their households who spend more than 300 nights per year in the area.
Non-Permanent	: Applies to landholders and their households who spend less than 300 nights per year in the area.
New	: Applies to landholders and their households who purchased property in the local area within the last 4 years, i.e. 1973 to 1977.
Intermediate (abbr. inter)	: Applies to landholders and their households who purchased property in the local area within the last 5 - 9 years, i.e. 1968 to 1972.
Established (abbr. est)	: Applies to landholders and their households who have owned property in the local area for 10 or more years, i.e. 1967 or earlier.
New Settlers	: New landholders and their households.

Domestic Production : Relates to production aimed at meeting household needs. It is measured by a self sufficiency index graded 0 - 100, and categorised into three groups -

- Low - an index value of 0 - 20
- Medium - an index value of 21 - 60
- High - an index value of 61 - 100

Rural Retreater : Any individual who has chosen a rural environment as an alternative to an urban environment. He or she will usually own property in that rural setting, and for the purposes of this study will have purchased that property within the last 9 years.

The definition includes any individual whether permanent or non-permanent, commercial or non-commercial, irrespective of size or location of holding.

Second Home : An occasional residence or holiday home of a household in a coastal or rural area, its principal use being for recreation.

Shack : A term used to describe a holiday/second home.

Greenspace : An area which lies beyond the periphery of urban development and which fulfils certain functions in relation to that urban development. These functions may include retention of prime agricultural land for farming, provision of recreation venues, flora and fauna conservation and, opportunities for living on small rural blocks.



# *INTRODUCTION*

## The Rural Alternative

Traditionally, the rural environment, the use of land, and the lifestyles of rural people have been distinct and separate from the land use and lifestyles associated with the urban environment. This distinction is now less pronounced, as increasing affluence, leisure time, mobility and disillusionment with city life cause many urban people to seek an alternative in country life. As a result, the rural lands around major urban centres in the developed world are assuming new residential and recreational functions.

Some people have chosen to withdraw completely from urban life, others have retained urban employment, and others still reside in an urban situation and use their rural property for weekend and holiday recreation. At the same time, in areas where rural enterprises are declining in profitability, the rural population is being forced to take up non-farm employment. Thus, while there may be differences between new and established residents of rural areas in terms of motives, attitudes and approaches, in many respects the two groups are effectively the same.

Studies undertaken in North America and Europe<sup>1</sup> illustrate the broad features of this phenomenon, but the implications for any particular area will be dependent on the social, environmental and economic characteristics of that area, in addition to the pace of change and the people involved. Southern Tasmania, generally, has the attributes of a changing rural environment, with declining profitability of traditional pursuits and a high turnover of rural properties. In particular, the south-eastern region of Tasmania (including the municipalities of Port Cygnet, Huon, Esperance, and Kingborough) has suffered severely from the collapse of orcharding, and has been a focus for the urban-rural drift.

In this report, a part of that area, namely the Port Cygnet Municipality and the adjoining portion of Kingborough Municipality (Maps 1, 4), will be examined in detail. Since the area has no formal name it will be referred to as the Cygnet-Channel area. As a coherent sub-region physically contained by the Huon River, the D'Entrecasteaux Channel and the undeveloped ranges to the north, the Cygnet-Channel area is a manageable unit for an investigation of the rural environment. At the same time, it is indicative of the broader trends of the south-eastern region of Tasmania. Moreover, the area is sufficiently removed from the growth areas of Hobart to avoid definitional problems of the rural-urban interface.

The people who have chosen a rural environment and rejected the urban way of life vary widely in their requirements and aspirations, their unifying attribute being the desire to seek an alternative to urban lifestyles. It is instructive to look at the features of the Cygnet-Channel area and its ability to satisfy the diverse requirements of the new settlers. The main attraction of the area has been the availability of relatively cheap land within commuting distance of Hobart, land that is especially cheap when compared to properties similar distances from other urban centres of Australia. Much land was released on to the market as a result of the downturn of profits from orcharding and, in the urban investor, many farmers found a solution to economic hardship.

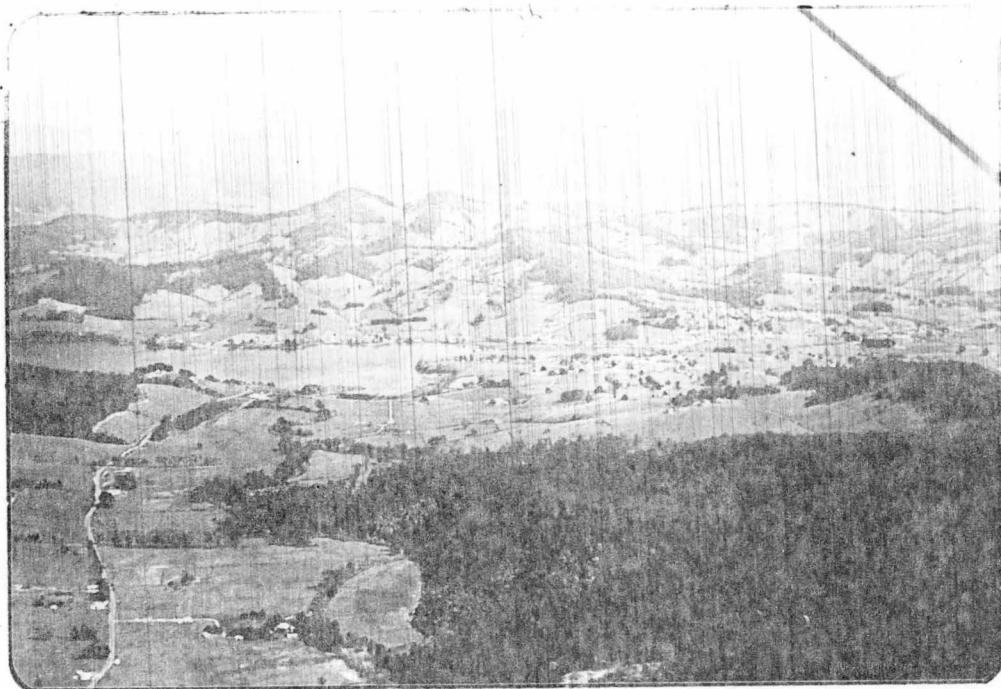


PLATE 1

Aerial View taken from above Nicholls Rivulet, looking  
across Cygnet Peninsula towards the Hartz Mountains.

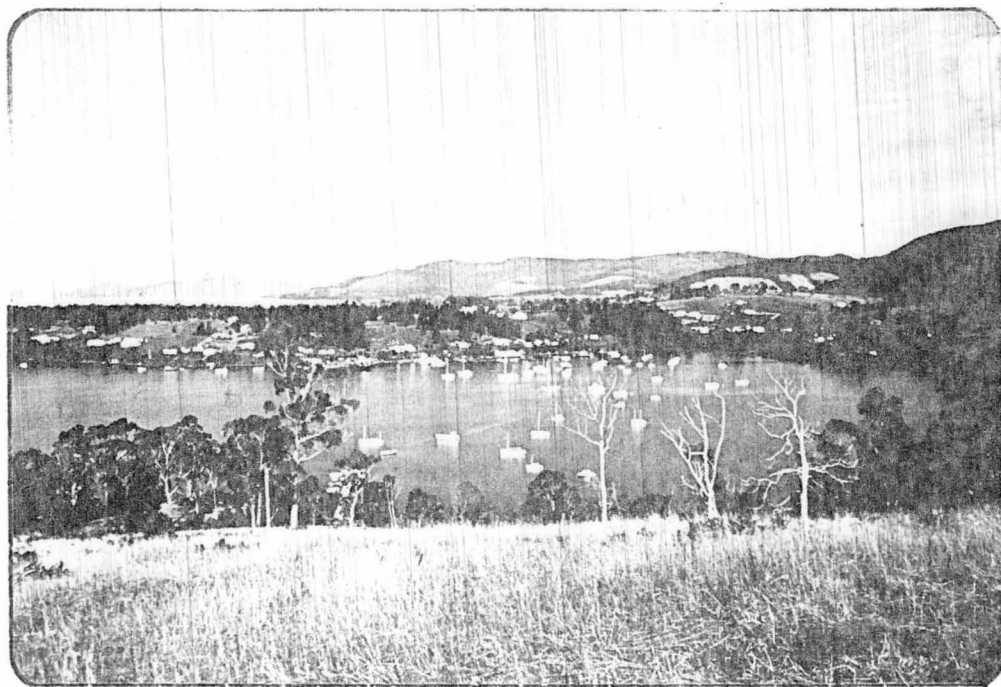


PLATE 2

The Sheltered Anchorages of Little Oyster Cove , Kettering. This area  
has become a focus for small subdivisions because of its scenic beauty  
and proximity to Hobart.

## Focussing on the Cygnet-Channel Area

As distinct from other rural areas of Australia, the Cygnet-Channel area is characterised by small holdings, often on several titles. The 1973-74 crop statistics<sup>2</sup> indicate the average holding to be about 75 hectares. The sale of single titles does not require planning approval and so the demand for small rural holdings could be met by the simple process of selling-off part of a property. Elsewhere in Australia, the farmlet is often created by subdivision, a process requiring approval by local councils and, in some cases, state government agencies.

The diversity of properties coming on to the market has been a further attraction of the area. Properties range from farms with improved pasture and small orchards to secluded bush blocks; from rundown farms often with dwellings in need of the renovator's touch to viable farms with colonial houses in good repair; and from waterfront allotments and five acre blocks to the expansive and rugged bush runs. Properties of all these types have come onto the market in the last 10 years in the Cygnet-Channel area. Thus the area has the ability to satisfy the diverse property requirements of potential buyers.

Furthermore, the popularity of the area amongst new settlers can be attributed, in part, to its scenic beauty. After all, it is the rural character that provides the contrast and alternative to city life. In the Cygnet-Channel area the landscape is composed of rolling pasture and remnant orchards, with a backdrop of wooded ranges. The countryside is dotted with abandoned fruit-pickers' huts and fruit packing sheds, of corrugated iron and paling construction, relics of the intensive nature of orcharding. The panorama from the ranges extends across the rural landscape to the distant mountains (Plate 1). Views from the eastern coastline across the D'Entrecasteaux Channel to Bruny Island add to the scenic charm of the area. The landscape constitutes an aesthetic resource for both the resident and the visitor.

The coastline provides the recreational focus for the region with safe, sheltered beaches at Verona Sands, Randalls Bay, Gordon and Middleton, and protected anchorages at Kettering, Deep Bay and Cygnet (Plate 2). Overall, the scenic attraction and recreational potential of the area, together with its proximity to Hobart and the availability of small, relatively cheap farms, have produced suitable conditions for the expansion of urban involvement in rural land.

This expansion is accompanied by a trend towards subdivision into 2-10 ha titles. Although subdivision has occurred in the past, notably when the original grants of 260 ha (640 acres) were found to be unworkable and were subdivided into 4-10 ha titles, subdivision is now also combined with a new, residential use of land.

It is probable that the rural character of the Cygnet-Channel area will continue to change. The character has changed away from that associated with commercial apple production and is tending towards that of residential use and domestic production. The changes are relatively easy to assess but the evaluation of the consequences of the change is necessarily value-laden. The perception of what constitutes the rural character will obviously colour the judgement of change. The underlying

value judgement on which this work is based is that the rural character should be maintained and that the mode of change, with the most profound implications, is the subdivision of land into small titles. It is this aspect of development which will require careful planning under fully articulated policies to prevent the suburbanisation of the countryside and the destruction of the very character the new settlers have sought.

Already the subdivision of parts of the Tasmanian coastline, including several localities in the Cygnet-Channel area, has produced a proliferation of small allotments, often smaller than the suburban blocks. In some areas, these subdivisions have resulted in decreased amenity, restricted public access and potential health hazards from inadequate waste treatment.

If change brings a demand for rural subdivision, then the tools for the assessment of the consequences must be on hand. It is our opinion that the current mechanisms are inadequate to deal with the development of land by subdivision. Local councils have insufficient resources and the Planning and Development Department of the State Government is currently overloaded with the responsibility of subdivision approval for most of the State. A new framework is needed. Whatever means are adopted to prevent the suburbanisation of the countryside, it would seem that the basis must rest in regional concepts through which a measure of local control and determination can be achieved.

#### Contents of the Report

The concurrence of increasing dissatisfaction with urban living and the availability of suitable land in a rural setting has brought many new settlers to the Cygnet-Channel area. With these people come changes to rural lifestyles and land use. The purpose of this report is to assess the changes attending rural retreating and to suggest areas of implications for the public administrators of land: the local councils and the various state agencies.

As there has been no previous synthesis of data relevant to this area, it is hoped that this study will serve as a benchmark against which the impact of the current and future changes can be compared. A first requirement is the assembly of pertinent, existing information. This data base was then supplemented by two surveys: one administered to owners of rural properties and the other to owners of holiday home sites. As the surveys were specifically orientated to rural land use, the one urban development in the area, the town of Cygnet, was excluded. The survey sample included a cross-section of all landholders, new and established, to provide a means of evaluating the effect of the urban-rural drift. This report brings together these two information sources and then evaluates the implications of the change in rural land use and lifestyle.

The structure of the report is such that each section considers a separate facet of the changes occurring in the Cygnet-Channel area. Within this format each chapter may be considered an essay in itself, presenting separate conclusions. The final outcome of this report is the sum of these separate conclusions and, for convenience, will be presented collectively in a separate section. The four sections of the report are as

follows:

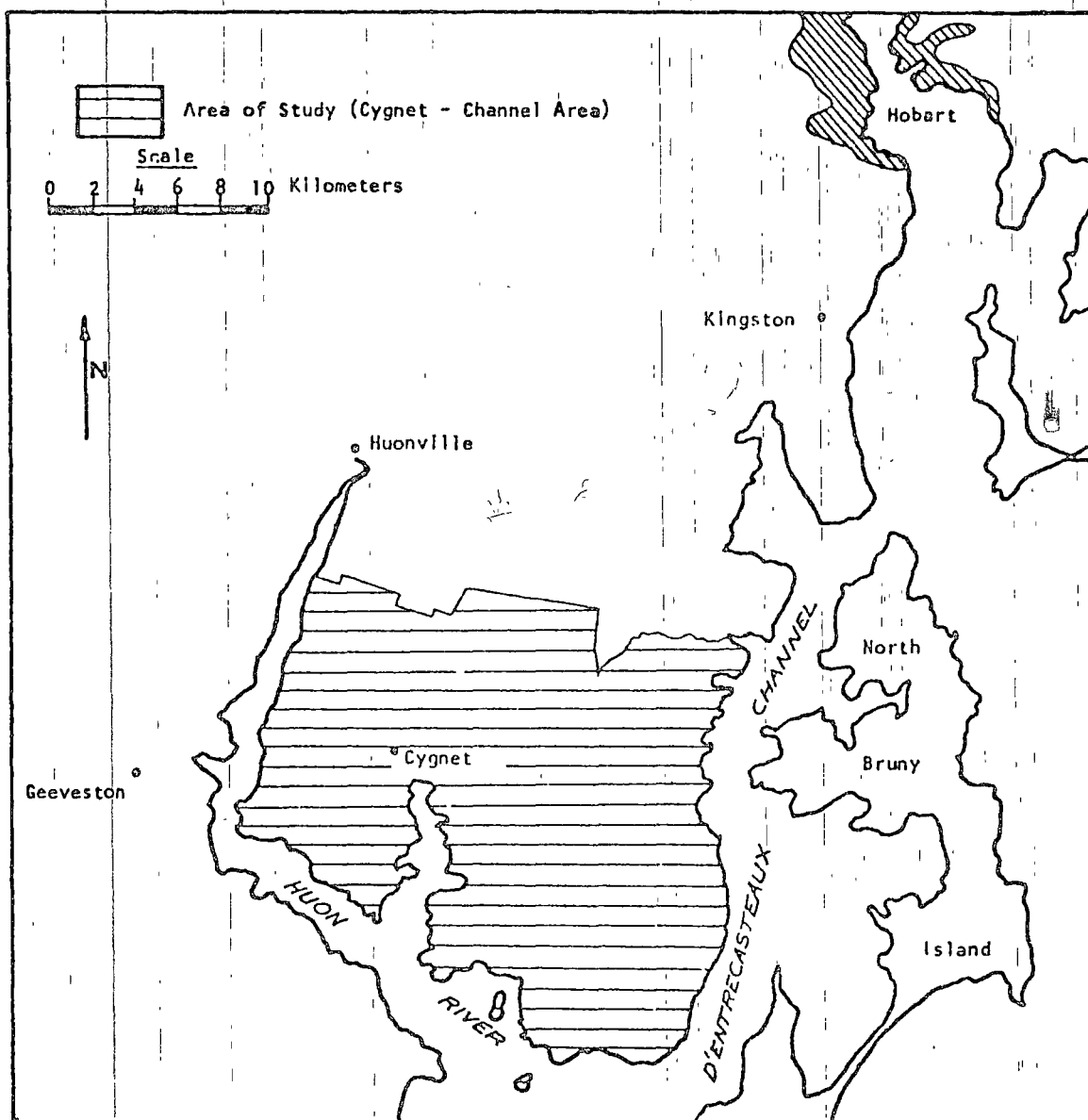
- Section A presents the existing information: it surveys the literature on the new settler movement; reviews the concepts and terminology, and proposes a typology evolved to categorise the landholders in the area. A background to the Cygnet-Channel area is provided, comprising of the physical, historic and agricultural setting to the new settlement.
- Section B presents the analysis of land use and lifestyles. The two types of land use are presented - rural and coastal. Change in rural areas is assessed by a comparison between new and established landholders and a profile of the new settlers is presented. Finally, the characteristics of the coastal subdivisions are discussed to complete the picture of land use in the area.
- Section C discusses the consequences of the observed pattern of land use and development and suggests strategies for coping with the transition from production to residential use, the theme being that the resolution of the problems will require immediate action and, in the longer term, the formulation of a rural policy for development.
- Section D reiterates the conclusions or summaries of each chapter as an overview of the report.

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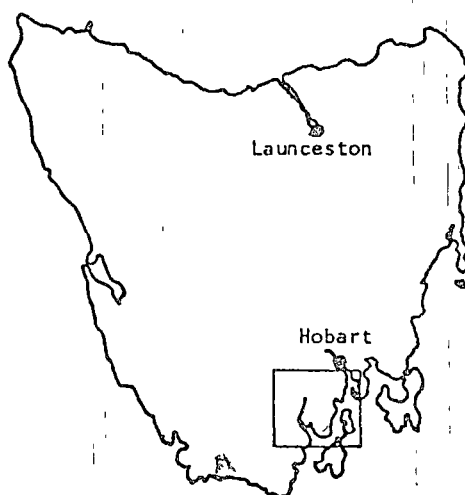
<sup>1</sup> Details of relevant studies consulted in the preparation of this report may be found in Appendix 1: Bibliography.

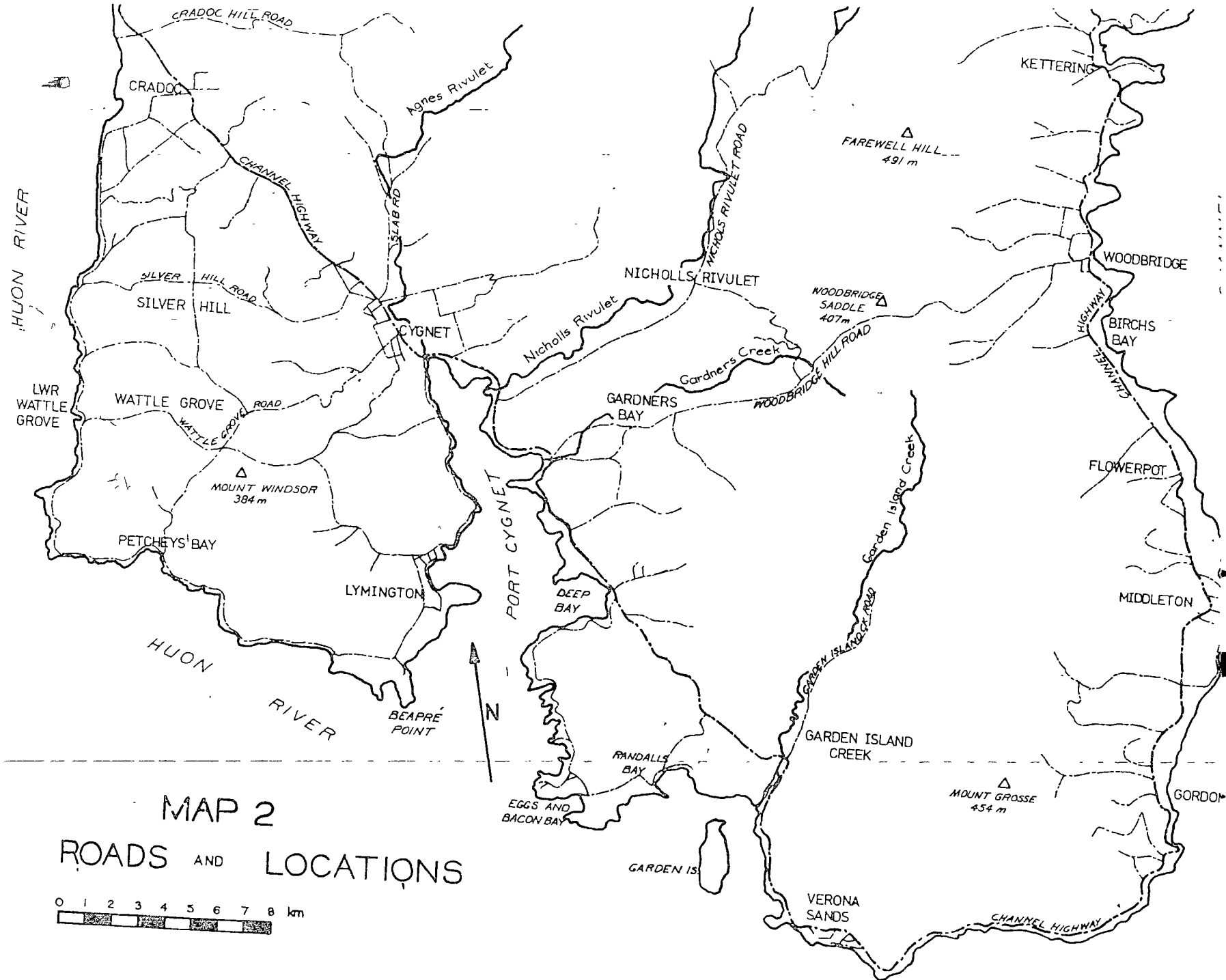
<sup>2</sup> AUSTRALIAN BUREAU OF STATISTICS, 1974; *Tasmanian Crop Statistics, 1973-74*; Australian Bureau of Statistics, Hobart.

MAP 1  
Location of Study Area

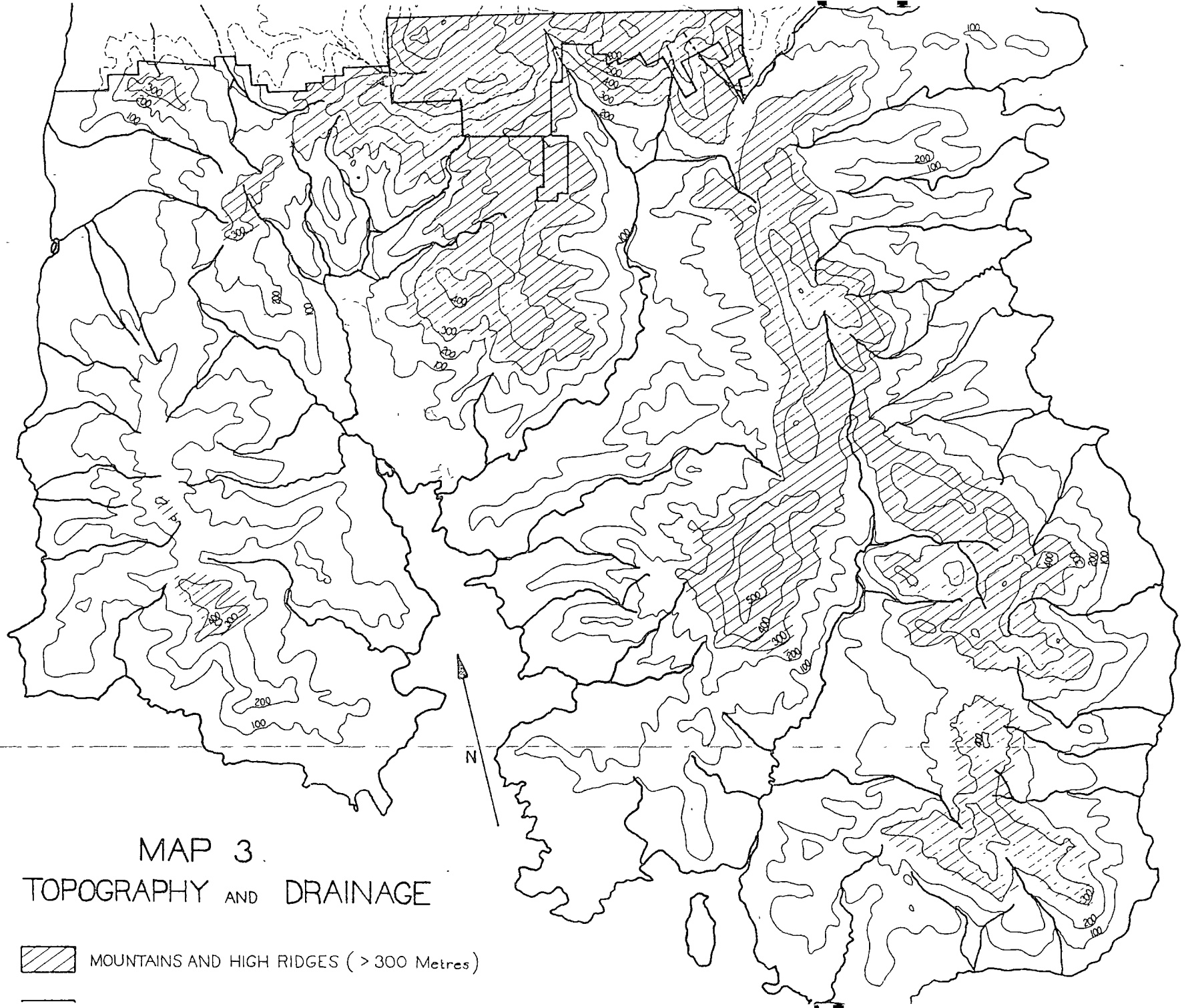


TASMANIA



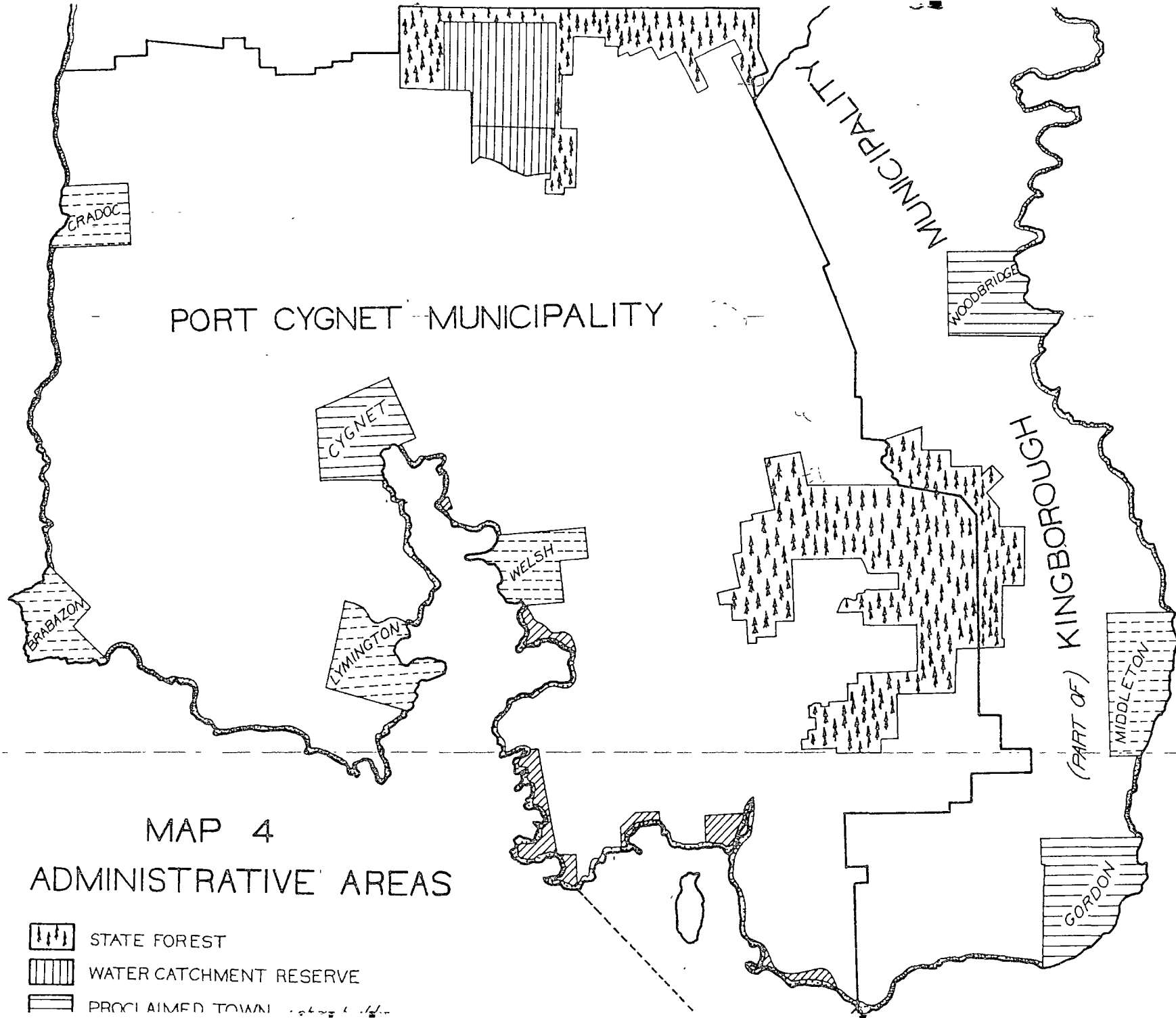






MAP 3.  
TOPOGRAPHY AND DRAINAGE

 MOUNTAINS AND HIGH RIDGES (> 300 Metres)



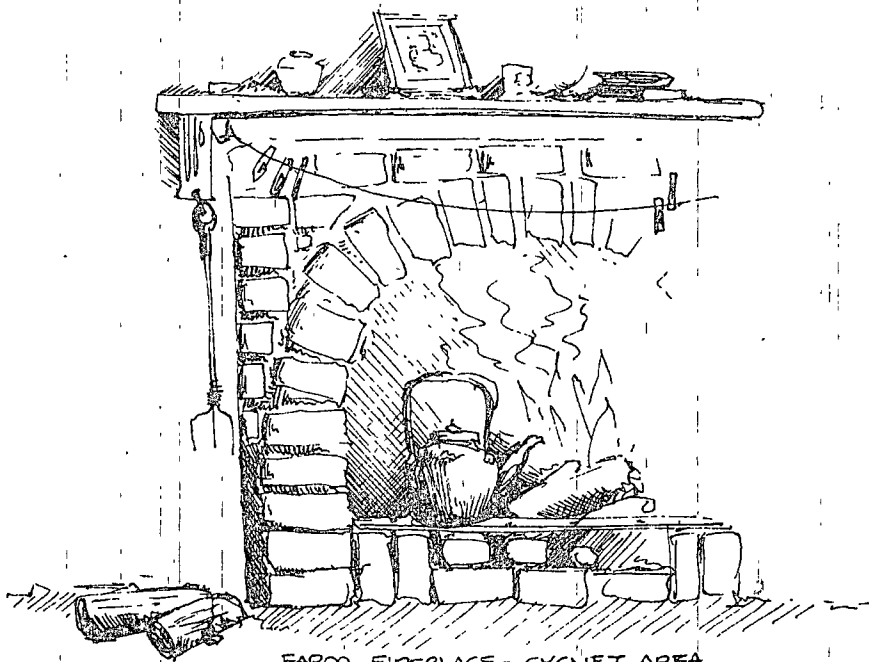
MAP 4  
ADMINISTRATIVE AREAS

# **SECTION A**

**BACKGROUND AND SETTING**

# *chapter 1*

BACKGROUND, CONCEPTS,  
AND TERMINOLOGY



FARM FIREPLACE - CYGNET AREA

Preference for residence in the country over residence in the city appears to have become a feature of population migration patterns in Australia. Burnley<sup>1</sup>, in his analysis of the 1966 and 1971 Australian censuses, shows there was a movement of approximately 296 000 persons from urban to rural areas in the intercensal period. He claims this movement is characterised by persons seeking a change from metropolitan areas for lifestyle and retirement reasons. He sees this process as a late phase of urbanism in an affluent society when some individuals seek an alternative semi-urban, semi-rural lifestyle. Detailed studies indicate that, within Australia, the Adelaide Hills, the country around Canberra, the north coast of New South Wales, and parts of coastal North Queensland are several of the locations attracting new settlers away from the cities.

This repopulation of the countryside has attracted a wide diversity of people who have varying reasons for moving to the country and a variety of future plans and aspirations for their new life in a rural setting. The new settlers are contributing to changing land use patterns in their chosen areas of settlement, but their impact on the local environment is difficult to quantify. New settlers usually comprise only part of the population of an area, and therefore consideration must be given to the established inhabitants if a complete and accurate picture of changing land use patterns is to be obtained.

Whilst many country areas in Australia are currently undergoing change due to urban-rural migration, no two areas will exhibit exactly the same trends. Patterns of change will vary according to a number of factors including the area's settlement and economic history, agricultural potential, possible recreation use and distance from an urban centre.

A study of the literature dealing with the movement of people from the city to the country reveals a large number of terms used to describe various elements of the process. There seems to be little agreement in the usage of the terminology. The first problem encountered is the lack of an agreed name for the country area within access of an urban centre, and in which many new settlers are purchasing land. Pullen<sup>2</sup> discusses *open space*, *urban fringe*, *near city rural zone*, *countryside zone*, *non-urban zone* and *non-built domain* in his search for an appropriate term. All are rejected, and he advocates the use of the term, *Greenspace*, by which is meant an area which lies beyond the periphery of urban development and which fulfils certain functions in relation to that urban development. Those functions include retaining prime agricultural land in productive use, to provide a venue for recreation, to permit conservation of flora and fauna, and to provide an opportunity for living on small rural blocks; in all, retaining a countryside character. As such, the term, *Greenspace*, would appear to be an appropriate term to describe the areas in which many of the new settlers are taking up residence around Australian cities. However, as the term, *Greenspace*, is defined in functional terms, it becomes difficult to delineate the physical boundaries. Pullen<sup>3</sup> claims these will change with time and the urban centre's needs, and therefore the physical boundary will be constantly moving. One measurement device he uses is the distance capable of being travelled by an urban resident for a recreational day trip. Molnar<sup>4</sup> claims this distance for Melbourne is approximately 160 kms. In the case of Hobart, this distance would be significantly less. Regardless of the

outer limits of the Hobart Greenspace, the Cygnet-Channel area falls within it, as the area fulfils all the above functions for Hobart. Other problems of terminology relate to the naming of land areas and to the descriptive labels given to those involved in the new settler movement.

Unqualified use of the term, *farm*, with reference to the holdings of new settlers is rare in the literature, presumably because much of the land purchased by new settlers is not used for farming activities in the traditional sense. Pullen<sup>5</sup> comments on the range of terms used including, *farmlets, rural subdivisions, non-farm large lots, semi-rural blocks, rural residential blocks, part-time farms and hobby farms*. He rejects them all in favour of *small rural block*, claiming it conveys rural character, and also indicates an element of subdivision of large areas into smaller than average farm size allotments. Archer<sup>6</sup> uses the term, *new smallholding*, claiming it gives the notion of subdivision, covers the range of size from 0.4 to 40 ha and indicates residential use as well as a wide range of rural land uses. However, Archer's term would not be appropriate in the Cygnet-Channel area since many of the original farms are less than 40 ha in size. Obviously, terms must be defined to suit the particular research being undertaken. For the purposes of this study, the term, *landholding* will be used to refer to an area of land, at one or more locations, held in a rural environment by a landholder, irrespective of size or land use patterns.

Many terms have been used to refer to the new settlers. The term *farmers*, often loosely used, is unsuitable to describe the new settlers as a group, since most of them are not involved in any form of agricultural production. However, among the new settlers there is a sub-group of full time farmers, often overlooked, who rely completely on production from their land as a source of income.

The term, *part time farmer*, features prominently in the relevant literature. Fuguitt<sup>7</sup> attempted a typology of part time farmers in an effort to bring consistency to the usage of the term. His approach was based on the criteria of time at, and work done away from, the property. However, according to Gasson<sup>8</sup>, no adequate definition can be given, as the term is open to numerous interpretations, thus making agreement on a definition difficult. She defines the term as an occupier who has a substantial source of income besides the farm, and by definition, would include pensioners and those with an investment income. Gasson<sup>9</sup> divides part time farmers into categories based on whether the farm complements another business or occupation, is seen as an investment, or is used primarily as a home and source of recreation. The Melbourne and Metropolitan Board of Works (MMBW) report<sup>10</sup> uses, but does not define, *part time farmer*, preferring to have two groups, *tax farming* and *hobby farming*. The tax farmer group consists of those whom Wagner<sup>11</sup> describes as Pitt or Collins Street farmers, operating on a large, heavily capitalised scale and attempting to reduce taxation liability on income earned outside primary production. Fuller<sup>12</sup> claims part time farming is a varied and complex phenomenon. He describes a part time farm as a land holding unit providing less than a full year's work (250 working days); a part time farmer as someone who holds a job in addition to farming; and part time farming occurring when a part time farm is operated by a part time farmer. Fuller also attempts to analyse the concept in re-

lation to multiple job holding as it relates to off-farm/farm employment, and to the motives for being involved in part-time farming. The definitions above are unclear and open to criticism, and therefore should be precisely defined when used. ✓

*Hobby farmer* is a further term that is widely used and often appears in the real estate advertisements for the Greenspace area. Again there is no solid agreement on the use of the term. McEldowney<sup>13</sup> sees the hobby farmer with a couple of hectares on which may be found a house cow, a few sheep, often goats and chickens, cultivation for growing enough vegetables for the family freezer, but receiving virtually no income from the farm. The MMBW<sup>14</sup> report in its use of the term, *hobby farmer*, distinguishes between those owning a small block providing a rural atmosphere and the opportunity for limited agricultural production, and those who are more commercially inclined running a larger property on business lines and receiving a return from farm income that at least covers operating costs. Troughton<sup>15</sup> sees the hobby farmer as a sub-set of part-time farming. He sees hobby farming as an urban-related phenomenon with the hobby farmer being urban based as to income and employment, and deriving only a small part, if any, of income from the farm. Pullen<sup>16</sup> argues that the use of the term is obnoxious to anyone who regards their involvement in farming in a serious and professional manner and suggests the term not be used. ✓

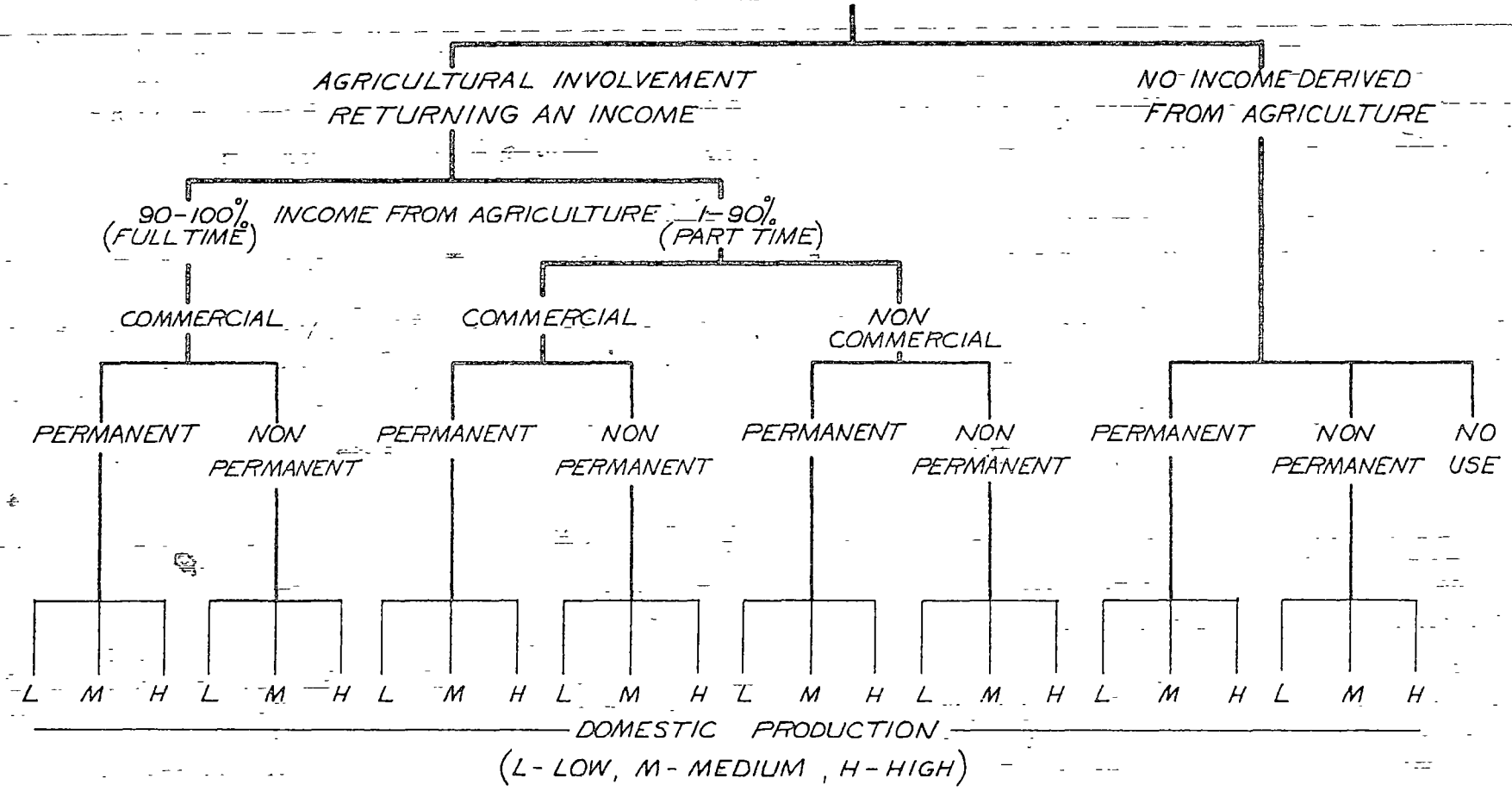
Yet another term in vogue is that of *rural retiree*. Wagner<sup>17</sup> describes a rural retreat as a small-holding in a rural setting whose owners have chosen it as an alternative to the metropolitan environment. The retreat may be put to various uses - it may be a permanent home, or just used at weekends and holidays; it may or may not be a farm. The definition does not delineate size of holding and therefore can include second home allotments. Wagner uses the term to imply suburbanisation of country areas within commuting distance of growth centres. McEldowney<sup>18</sup> sees a rural retreat as a bush block at which the owner enjoys the privacy of his land and has no intention of using the land for agriculture. Pullen<sup>19</sup> agrees the term has gained widespread use because of its escapist overtones, but claims its use does not convey the true ideas of activity and productivity that characterise some of the developments associated with the term. However, rural retreating does more than imply passivity as Pullen suggests. The concept rather relates to an awareness that residential life in an urban environment is untenable, resulting in a conscious decision on the part of an individual to relocate in a new environment where a countryside-based lifestyle can be actively pursued. The term, when perceived in this manner, can encompass the entire population of the new settler movement, regardless of individual motives for leaving an urban area or the actions and aspirations held for living in new chosen environment. ✓

*Second home* is another term used in relation to the new settler movement. Its usage implies another home somewhere else, usually in an urban centre. Bielckus et al.<sup>20</sup> describe a second home as the occasional residence of a household usually residing elsewhere, its principal use being recreational. Clout<sup>21</sup> sees this term as covering a wide range of dwellings ranging from converted farmhouses and fisherman's cottages through permanently parked caravans and moored houseboats to specially constructed houses, chalets and apartment blocks. The range of the type of struct-

FIGURE 1b

# LANDHOLDER TYPOLOGY

LANDHOLDER CATEGORY





ures is thus extensive, and whilst the owners of second homes may be termed rural retreaters, they may not necessarily be hobby farmers or part-time farmers. However, in some areas, a farmhouse and its land may be used solely as a second home. The one common feature of these terms is that land is occupied, even if only occasionally, in the country.

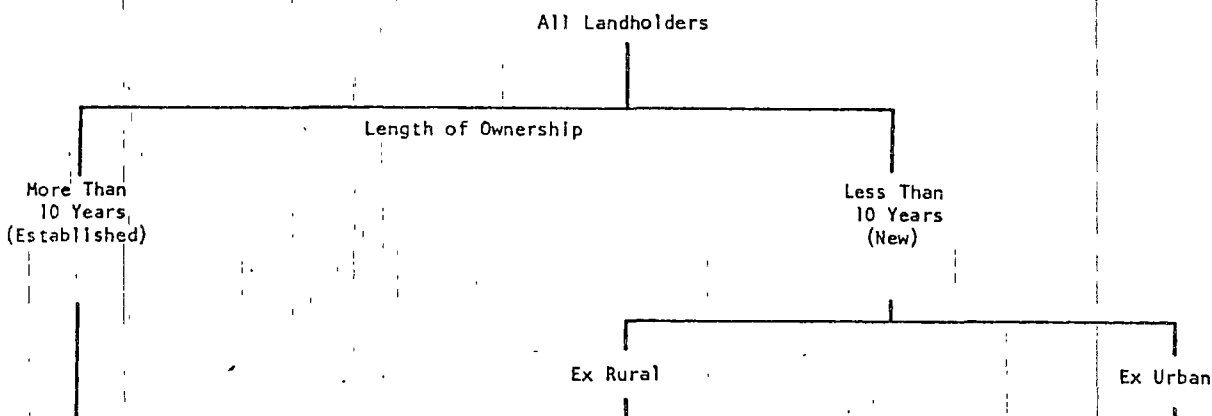
Other terms used to describe the new settlers include *weekend farmer*, *silence seeker*, *commuter farmer*, *back to the lander*, *earth freak*, *rural resident* and *mini-farm owner*. These simply add to the confusion surrounding the terminology of the new settler movement. There can be no single term to describe accurately all people involved, as well as their intentions, aspirations and reasons for leaving the urban centres on either a permanent or part-time basis. However, one term, which is all-embracing and applicable is *landholder*, as it identifies the one common characteristic, i.e. control of land on a freehold, rental or lease basis. General use of the term, *landholder*, will include all households in an area. Populations can then be subdivided and ascribed descriptive labels as necessary.

For the purposes of this study, a series of definitions has been used, and these are defined in the glossary of terms (see p. 1 ). In order to categorise the entire population of the study area, a typology of landholders (Figure 1a) has been devised after careful consideration of the large number of terms and their various meanings in the relevant literature. The typology allows the population to be divided into 3 distinct groups:

- (a) *established landholders* those resident in the area for 10 or more years;
- (b) *new landholders from an urban environment* those resident in the area for less than 10 years;
- (c) *new landholders from a rural environment* those resident in the area for less than 10 years.

Each of these groups can be further subdivided according to the categories in the typology (Figure 1b), permitting categorisation and description of all landholders and, more particularly, the development of a profile of the new settlers.

FIGURE 1a  
Landholder Typology



Each of these three Landholder categories can be further broken down according to Figure 1b

A feature of many earlier studies is their lack of clear definition of terms and, subsequently, it is hard to compare findings from one study with those of another. All have been concerned with changing land use and its implications for the Greenspace. However, they have taken different approaches and, as a result, none achieves a complete picture of the new settler. For example, Wagner<sup>22</sup> bases her discussion partly on a short survey carried out in the Shire of Yarrawonga, NSW, in June 1973. The survey was concerned with ownership details, intentions, improvements, place of work etc. but no demographic details were collected. Thus she has to draw, by inference, details of the adult population from the number of school children in the area. No information was obtained about established landholders and therefore no comparison between groups in the population is made. In the case of the recent MMBW<sup>23</sup> study around Melbourne the focus is concerned with current farming activity in the Greenspace, and how to ensure the future of farming. As such, the report is not concerned with new settlers, but acknowledges the consequences of their actions. Studies by Shilton<sup>24</sup> and Richmond<sup>25</sup> are generalist in their approach, whilst short articles such as that by McEldowney<sup>26</sup> are concerned with terminology. On the other hand, Gardner<sup>27</sup> attempts to develop a profile of new landholders in the Huon Valley, but her study does not permit the comparison of new landholders with other groups in that area.

Many of the studies concerned with changing land use rely on the survey technique as their major information device. Whilst the questionnaire is used extensively, patterns of administration vary, with some using the postal system and others using the personal interview. This study relies on the survey technique to gather otherwise unobtainable information.

The design of the questionnaires used allowed the survey team to gather much information not previously assembled. As a result of these surveys, and information from other published and unpublished sources, a detailed picture of changing land use has been developed, including the development of a profile of a new settler. It is hoped that this benchmark survey will add to the literature on the subject, and permit comparison with other studies, particularly those to be done in the future.

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<sup>1</sup> BURNLEY, I.H., 1976; *The social environment, a population and social geography of Australia*; McGraw-Hill, Sydney, pp 104-105.

<sup>2</sup> PULLEN, J.M., 1977; *Greenspace and the cities*; Australian Institute of Urban Studies, Canberra.

<sup>3</sup> *Ibid.*

<sup>4</sup> MOLNAR, I., 1973; Melbourne may have to relax on recreation farms, *Journal of Agriculture (Victoria)* 71, 303-309.

<sup>5</sup> PULLEN, J.M., 1977; *op. cit.*

<sup>6</sup> ARCHER, R.W., 1977; *A bibliography on rural land subdivision for small holdings in Australia, 1977*; Department of Environment,

Housing and Community Development, Canberra.

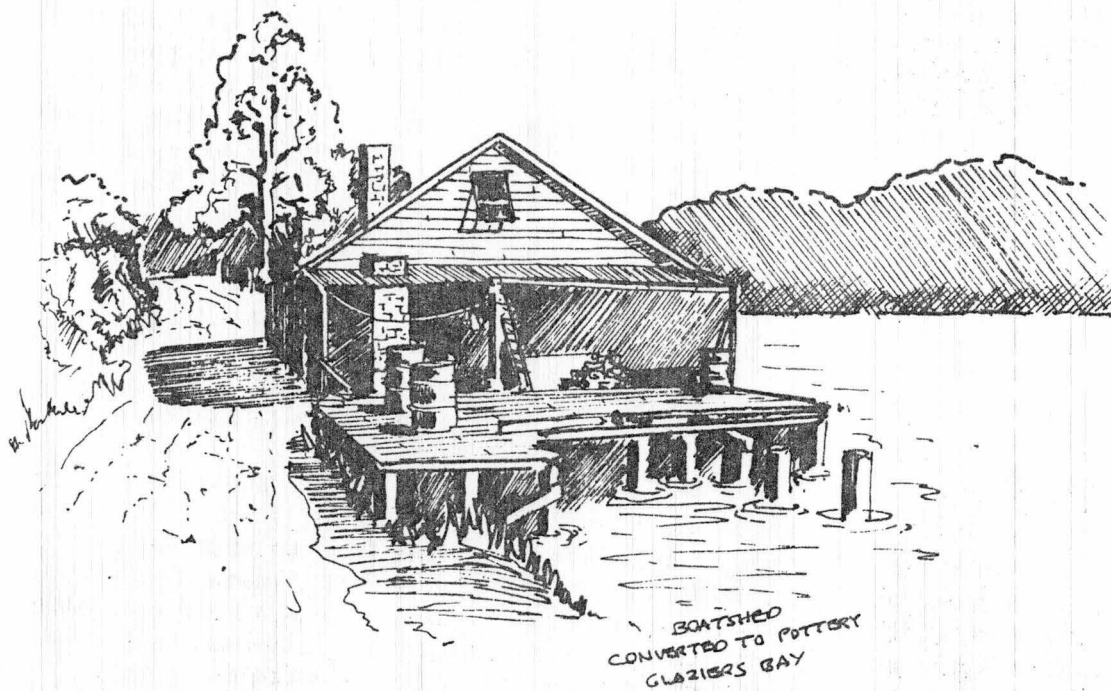
- 7 FUGUITT, G.V., 1961; A typology of the part time farmer, *Rural Sociology* 26, 39-48.
- 8 GASSON, R., 1967; Some economic characteristics of part time farming in Britain, *Journal of Agricultural Economics* 18, 111-120.
- 9 *Ibid.*
- 10 MELBOURNE AND METROPOLITAN BOARD OF WORKS, 1977; *Review of planning policies for the non-urban zones : Melbourne metropolitan region*; The Board, Melbourne.
- 11 FULLER, A.M., 1976; The problems of part time farming conceptualised, pp 38-56, in: FULLER, A.M. and MAGE, J.A., (eds.), 1976; *Part time farming, problem or resource rural development*; Proceedings of the first rural geography symposium, University of Guelph, June 1975; Geo Abstracts Ltd., Norwich.
- 12 WAGNER, C., 1975; *Rural retreats, urban investment in rural land for residential purposes*; AGPS, Canberra.
- 13 MCELLOWNEY, A., 1977; Hobby farming in Tasmania, *Tasmanian Journal of Agriculture* 48, 156-161.
- 14 MMBW, 1977; *op. cit.*
- 15 TROUGHTON, M., 1976; Hobby farming in the London area of Ontario, pp 137-153, in: FULLER, A.M., and MAGE, J.A., (eds.), 1976; *Part time farming, problem or resource rural development*; Proceedings of the first rural geography symposium, University of Guelph, June 1975; Geo Abstracts Ltd., Norwich.
- 16 PULLEN, J.M., 1977; *op. cit.*
- 17 WAGNER, C., 1975; *op. cit.*
- 18 MCELLOWNEY, A., 1977; *op. cit.*
- 19 PULLEN, J.M., 1977; *op. cit.*
- 20 BIELCKUS, C.L., ROGERS, A.W., and WIBBERLEY, G.P., 1972; *Second homes in England and Wales*; Wye College, School of Rural Economics and Related Studies, London.
- 21 CLOUT, H.D., 1972; Second homes in the United States, *Tijdschrift voor Economische en Sociale Geografie* 63, 393-401.
- 22 WAGNER, C., 1975; *op. cit.*
- 23 MMBW, 1977; *op. cit.*
- 24 SHILTON, P., 1973; *Urban influences on the agricultural areas of the central coast, with particular reference to part time farming*;

University of New England, Department of Geography, Armidale, NSW.

- <sup>25</sup>RICHMOND, R., 1971; *Part-time farming in the Paterson Valley, N.S.W.* (Research report 15); Hunter Valley Research Foundation, Newcastle.
- <sup>26</sup>McELDOWNEY, A., 1977; *op. cit.*
- <sup>27</sup>GARDNER, R.K., 1977; *New landholders in the Huon; their effect on land use and the community* (Unpublished Honours thesis); Department of Geography, University of Tasmania, Hobart.

## *chapter 2*

PHYSICAL SETTING



For the purposes of this study, the physical environment<sup>1</sup> is best discussed as it relates to the development of land. Factors such as access, soils and resources have shaped the rural character of the Cygnet-Channel area (Plate 3). Possibly the most important of these has been access to the land resources.

### Agricultural Development

Initially the only accessible areas were the coastal strip and the land along the main rivulets. While early settlers were involved in clearing and developing this accessible land timber getters were opening up the hinterland, making more of the land resource available to agriculture. The only major undeveloped areas today are the steep dolerite ridges with limited access and poor soils. Being higher than the surrounding country, the ridges receive greater rainfall (1 000 - 1 200 mm per annum)<sup>2</sup> and support wet sclerophyll forest<sup>3</sup> dominated by a wide range of eucalypts. Most of the steep country has been cut-over for timber and vast areas have been burnt in past bushfires. At present 16 800 ha of the 31 200 ha of land in the Cygnet-Channel area are undeveloped<sup>4</sup>.

Agricultural development has been controlled by the terrain and soils: farmland is confined to the coastal strip, the alluvial flats, and the more gentle slopes of the Cygnet peninsula (Plate 4). Along the rivulets, the soils are of high fertility and are used for the intensive cultivation of vegetables and small fruit<sup>5</sup>. These soils are restricted to the flats of Nicholls Rivulet, Agnes Rivulet, Gardners Creek, Garden Island Creek, and the Cradoc area. The occurrence of other soils reflects the nature of the parent rock: yellow podsols form on the Permian and Triassic sediments and the Cretaceous intrusives; grey-brown podsols form on the dolerite. The more gentle slopes have been extensively cleared and, in the past, much of this land was under orchard. With the diminution of orchards in the area, these lands are being used for grazing. The soils on the more gentle slopes generally require substantial inputs of fertiliser to maintain productivity and will probably need regular inputs of molybdenum if grazing practices are to continue<sup>6</sup>. Much of the developed land has become derelict, partly due to over-zealous clearing in the past, but also due to the decline in orcharding. Invasion by weeds such as blackberry and gorse is common on many properties, with bracken often invading better-drained land especially where previous burning has occurred. Although farming is becoming less viable on the poorer soils, except on a large scale, they are usually adequate to support self-sufficiency practices.

### Climate

There is a paucity of information pertaining to climatic details of the Cygnet-Channel area. The most readily available statistic is rainfall, but wide variations throughout the area mean it is impossible to make any overall statement. For instance, the influence of topography on rainfall is quite marked, with high country receiving a range of 1 000 - 1 200 mm per annum, compared to 750 - 1 000 mm in the lower areas. The rainfall data for Woodbridge indicates a range of 682 to 1 100 mm per annum for the period, 1967 - 1974, whilst at Slab Road, Cygnet, a range of 719 to 1 121 mm was recorded for the same period. Severe frosts and hail are not uncommon, even late in the year. For instance, the

apple and pear crop has been damaged this year (1977) by frosts and hail in November. Specific climatic data such as temperature, wind, frost, and hours of sunshine, all of which would be valuable in the determination of length of growing season, are not collected on a sufficiently reliable and widespread basis to be useful.

The Cygnet-Channel area typifies a pattern of poor provision of accurate and official information about the physical environment at a local and regional level. The poor availability of such information hampers a full length description of the area normally found in studies similar to this one. Without this information, it is hard to draw conclusions about the agricultural potential of the area particularly where new crops and approaches to agriculture are being considered.

### Resources

During early settlement the forests were extensively cut-over for milling timber. This, combined with the process of land clearing, has removed most of the accessible timber. A small area of state forest (1 878 ha) remains to the north of Mount Grosse and part (1 130 ha) of a larger state forest to the north of Nicholls Rivulet falls within the study area (Map 4). Whilst some milling timber, woodchips, and firewood are cut from private land, supporting several local timber mills, the greatest value of the forests is their aesthetic value in providing a natural backdrop to rural holdings.

The development of other resources of the Cygnet-Channel area has had little impact. Coal was mined at Gardners Bay between 1884 and 1921<sup>7</sup>; its uses were for steamers operating between Cygnet and Hobart, and for firing the furnaces at the Electrolytic Zinc refinery at Risdon<sup>8</sup>. With the replacement of coal by oil, the importance of the coal resource declined. Alluvial gold was recovered in the vicinity of Lymington and Cygnet during the period 1898 to 1902<sup>9</sup>. Neither coal nor gold can be considered an important present-day resource. The only extractive industry operating in the area is sand and gravel mining at Beaupre Point, Birchs Bay and Randalls Bay (Plate 8).

One significant resource is the coastline itself. The sheltered, sandy beaches of Verona Sands, Randalls Bay, Gordon and Middleton (Plate 9) have led to the development of these localities as holiday home and weekend recreation centres. An additional attraction has been the sheltered anchorages at Kettering, Deep Bay and Port Cygnet.

In the Cygnet - Channel area the development of agricultural land has approached its limit. Although the steep wooded ridges form a natural boundary, clearing is continuing along the margins of developed land. Reference to Maps 6 and 7 shows the extent of clearing of bushland between 1966 and 1974. While the potential exists for further development of coastal lands, the prime recreational sites have already been alienated. The rugged, wooded country, previously only regarded as a timber resource, has assumed a new value as bush retreats for those seeking seclusion. To such people, difficult access and enclosing bushland are assets rather than obstacles. The impact of these people on the landscape can be expected to be minimal.





CRADOC

CYGNET

KETTERING

GORDON

Scale

0 1 2 3 4 5 km

N





PLATE 4

A Scene Typical of the Landscape of the Cygnet Peninsula. The Nicholls Rivulet valley winds through the wooded, dolerite ridges, centre left.



PLATE 5

An Old Home sited to take advantage of the View across the D'Entrecasteaux Channel to Bruny Island. The house has been renovated but the blackberries are still a problem on this property.



PLATE 6

The Interface of the Developed and Undeveloped Land, Eggs and Bacon Bay. The foreground has been cleared for subdivision.

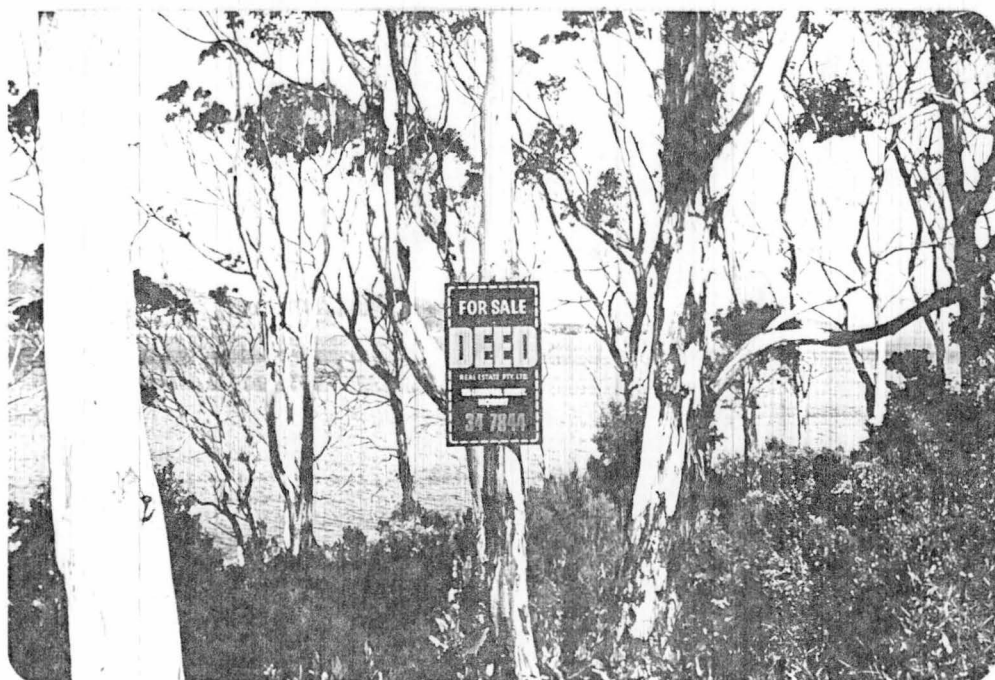


PLATE 7

Typical Coastal Vegetation in the Gordon Area. South Bruny is in the background.



PLATE 8

This aerial view of the Randalls Bay area shows the three main types of land use : gravel and sand mining, evidenced by bare ground; the broad acre grazing, and the coastal holiday homes.

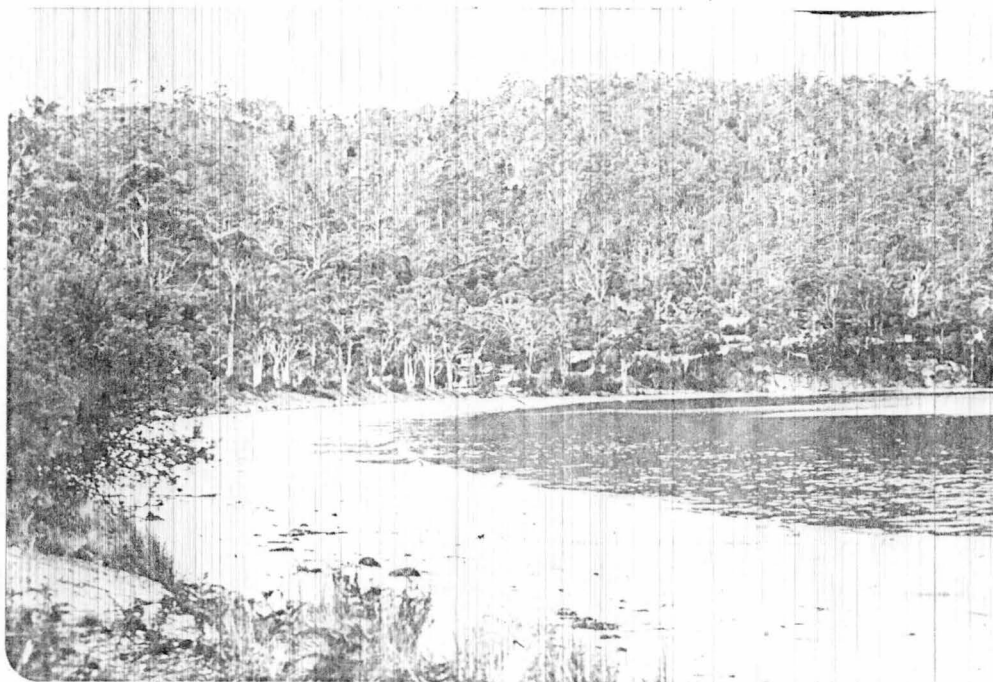


PLATE 9

Randalls Bay Beach. The area has preserved the visual amenity by the natural bushland which conceals the holiday homes centre right.

Just as the physical environment has directed the pattern of land use in the past, the development of the area in the future will be constrained by physical features. In the short term, the focus will probably be more on the redevelopment of unused and derelict farmland. Basically, the future development will be a change in the use of the land rather than a change in the land used.

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PLATE 10

Sandrock Bay : One of the, as yet,  
undeveloped coastal localities

- 1 The physiography and geology of the Cygnet District are described in: LEAMAN, D.E., and NAQVI, I.H., 1967; *Geology and geophysics of the Cygnet District, Bulletin of the Geological Survey of Tasmania* 49.

The geology of the area is included in:

TASMANIA. Department of Mines, 1975; *Geological Atlas, Sheet: SK55-8, 1:250 000 series*; The Department, Hobart.

- 2 All meteorological data used in this report was provided by the Australian Bureau of Meteorology, Hobart.
- 3 For a general discussion of the species and their distribution, reference should be made to:
  - (a) DAVIES, J.K., ed., 1965; *Atlas of Tasmania*; Lands and Surveys Department, Hobart.
  - (b) CURTIS, W.M., 1956; *The student's guide to the flora of Tasmania*; Government Printer, Hobart.
- 4 Changes in land use were evaluated after extensive appraisal of the 1966 and 1974 aerial photographs. The area of developed-undeveloped land was measured from interpretation of the 1974 land use pattern. (Map 7).
- 5 Small fruit: an inclusive term used to describe blackberries, blackcurrants, gooseberries, loganberries, raspberries, strawberries etc.
- 6 The Huonville district extension officer of the Department of Agriculture provided much valuable information about the nature of soils, the pattern of agriculture and Department of Agriculture interpretations of and reactions to changes occurring in the South Eastern Region of Tasmania.
- 7 GOVERNMENT STATISTICIAN, 1894, 1907-8 to 1922-23; *Statistics of the State of Tasmania*; Government Printer, Hobart.

These statistics indicate that 53 477 tons (54 386 tonnes) were extracted in this period.

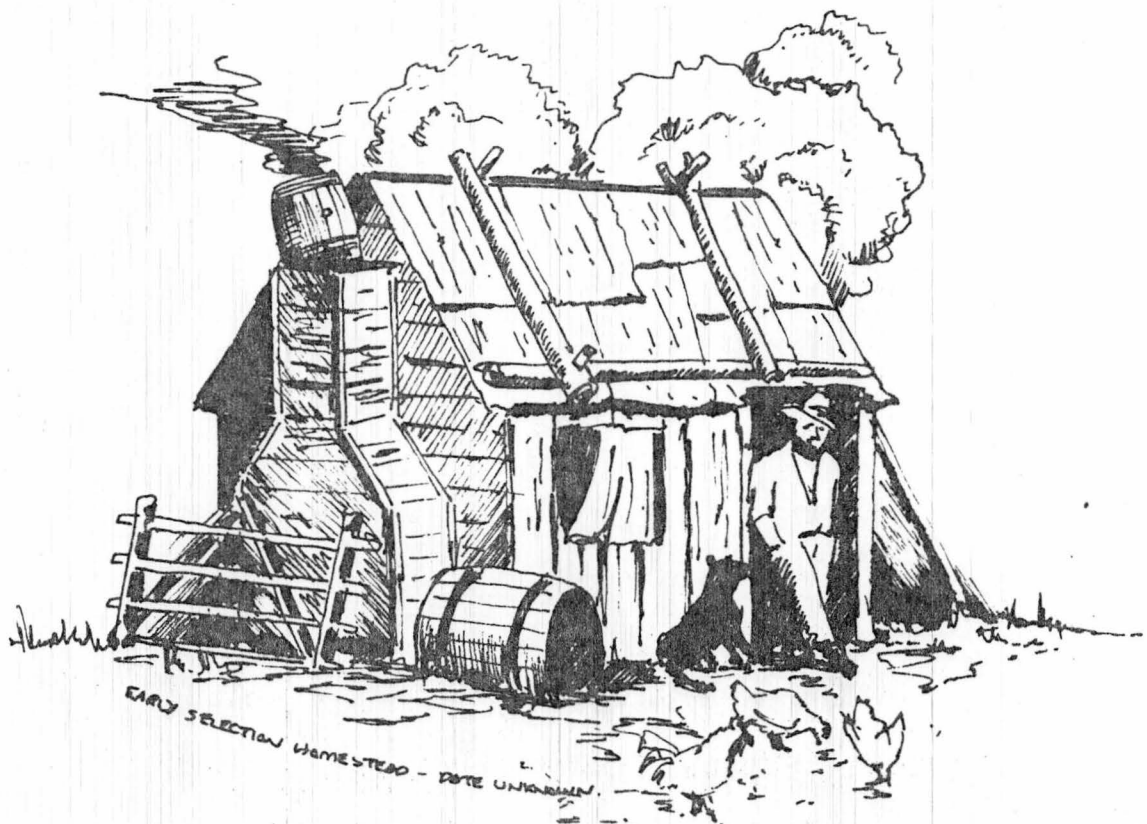
- 8 GEOLOGICAL SURVEY OF TASMANIA, 1922; *The coal resources of Tasmania, Mineral Resources, No. 7*; Government Printer, Hobart.
- 9 TWELVETREES, W.H., 1902; Report on coal and gold at Port Cygnet, in: *Report of the Secretary for Mines 1901 - 1902*; Government Printer, Hobart.

Twelvetrees estimates that, by 1902, 3 000 ozs had been recovered.



## *chapter 3*

HISTORIC AND AGRICULTURAL  
SETTING



## Early Settlement

The first exploration of the Cygnet-Channel area was by the French in the late eighteenth century, with investigations confined to the coastline and estuaries. Later, the inland areas were observed to be densely forested, and were thus regarded as virtually totally unsuitable for settlement. During a visit to the area in 1810, John Oxley became aware of the commercial value of the timber stands, and his vision resulted in the first land use - timber getting<sup>1</sup> (Plate 11).

The timber getters were able to add to the knowledge of inland areas and provided means of access. Settlers followed and took up holdings along the Huon River and Port Cygnet coastline. Initial settlement was at Garden Island Creek in 1838, and a year later there were seven permanent residences in the region<sup>2</sup> (Figure 2). The optimism of these first land settlers can now only be imagined as they struggled with the limited resources of their own labour to clear trees and scrub in order to erect homesteads, and then develop croplands.

*A comparison can be made between these pioneers and some of the new settlers of the mid 1970's, exercising a modern pioneering spirit on secluded bush blocks where they are cutting their own timber, erecting a house, and attempting to grow most of their own food. (Figure 3).*



PLATE 11

Felling Timber in the Cygnet-Channel Area at the Turn of the Century.  
The Weekly Courier, 22 January, 1920.

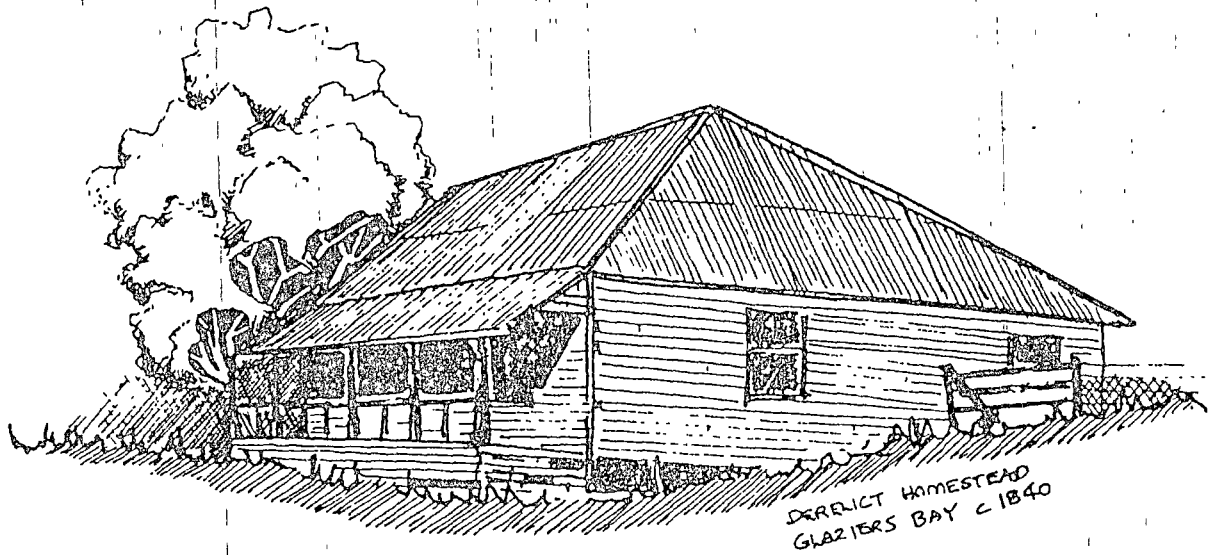


FIGURE 2

An Example of an Original Settler's Dwelling.  
Although the owner of the property on which it stands is concerned  
for its preservation, the building is in poor repair.

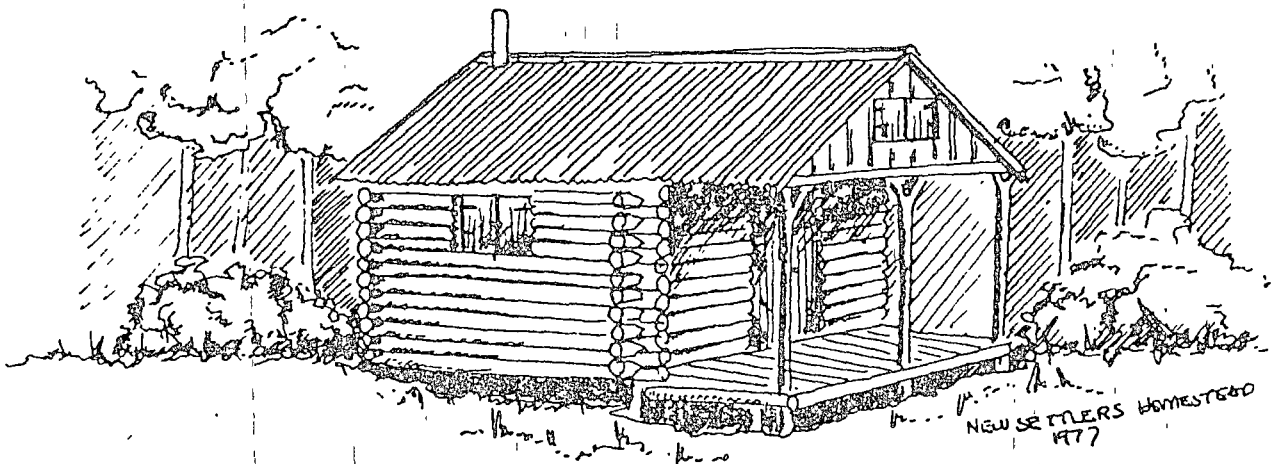


FIGURE 3

Log Cabin in the Hills behind Deep Bay.  
The logs have been sawn from trees from the property.



Government promotion of early settlement was through grants of large areas of land along the Huon River and around Port Cygnet. These grants took the form of large oblong blocks stretching back from the foreshores into the hills beyond. The foremost consideration of settlers was access to navigable water, the only supply route at that time, with some emphasis being given to soil potential, topography and the availability of fresh water. Additional assistance was offered through the provision of convict work gangs to assist in clearing. To manage this forced labour, several probation stations were established, the one in the Cygnet-Channel area being built at Lymington.

Even with convict labour, the task of developing the large blocks of between 500 and 600 acres (200 - 250 ha) was unrealistic, and subsequent grants were much smaller. These, plus subdivision of the large blocks, created the pattern of small titles which now characterises the area<sup>3</sup>. The majority of titles range in size from 10 to 50 acres (4 - 20 ha)<sup>4</sup>.

The usual appearance of a landholding in the 1840's and 1850's was a cleared block of about ten acres, adequate to support a pioneering family, with a basic homestead surrounded by a small house orchard. Subsistence living was the main theme of life with the principal crops being potatoes and wheat<sup>5</sup>. Commercial production was hampered by the distant and uncertain markets, thus forcing the pioneering families to split shingles and palings for the Hobart building industry in order to purchase necessities in this early period.

*Modern settlers are often in a similar position, but for different reasons. They are forced to commute to enable continuation of the lifestyle they have chosen, and thus rely on the city from which they sought to escape.*

Understandably, initial settlement favoured the gently sloping alluvial loams of the creeks and rivers, and these were developed to become the most productive soils of the region. Even so, progress was slow and difficult. The early settlers faced a formidable physical environment, and lacked capital and farming experience. Many lived close to subsistence level, particularly the new British immigrants, many of whom were Irish and who came to the Port Cygnet area as a direct result of the potato famine of 1845-1850.

#### The Growth of Orcharding

By the early 1860's, the northern and midland areas of Tasmania had established a considerable orcharding industry based predominantly on apples for the substantial mainland markets. The appearance of Codling Moth<sup>6</sup> in these areas, with a resultant huge loss of production, saw a shift in the location of pomé fruit production from the northern areas to the uninfested south of Tasmania.

The secure fruit markets of the Australian mainland and New Zealand led to extensive plantings in the Cygnet-Channel area after 1870. With the successful development of refrigerated shipping, and a further boom in

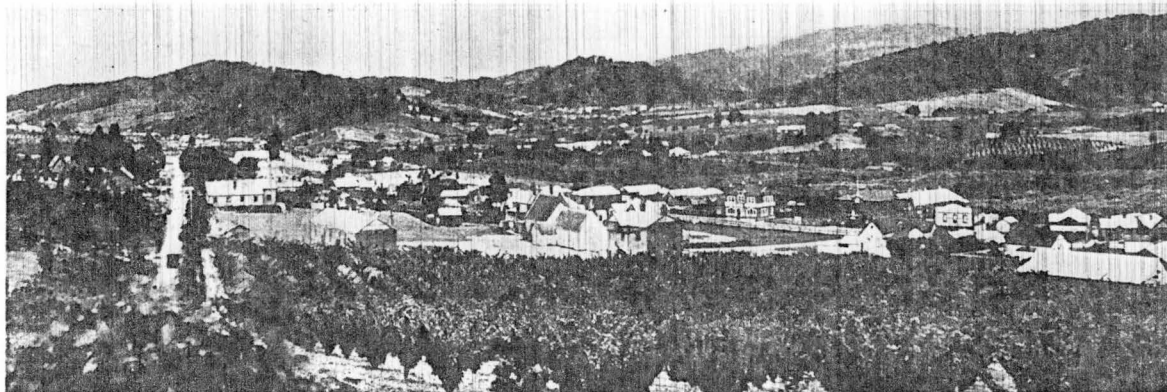
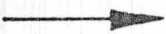


PLATE 12a

Town of Cygnet Panorama. Left to Right   
 Breaden, J.C., Beautiful Hobart and Surroundings (undated): Examiner  
 Press, Launceston (Archives No. 30/1800)

plantings that followed, fruit growing gradually overhauled timber and general farming as the main source of income in the region. Orchard establishment along the D'Entrecasteaux Channel was slower than in the Huon and at Port Cygnet but, by the turn of the century, a successful apple growing industry was evident throughout the area<sup>7</sup>.

The small fruit industry also flourished during the same period and provided a livelihood for those settlers whose properties were unsuitable for orcharding as a result of size, location or terrain. As early as 1872, several small jam factories operated in the area, whilst most of the fruit was sold directly to buyers in Hobart<sup>8</sup>.

After 1900, the orcharding industry closely followed market trends and the world economic situation through boom periods, depressions, and wars. The picture was one of a stable agricultural industry developing, being assisted by improvements in apple culture and pest control. A peak in the plantings of new trees was achieved in the 1920's<sup>9</sup>, following which there was a period of rationalisation. Packing and transport factors meant there was an advantage for larger orchards with packing sheds and cool stores in close proximity to main roads, causing some of the more isolated plantings to be abandoned for other agricultural pursuits.

The area evolved quite a distinctive and attractive rural environment over this period. The seasonal nature of the industry was associated with occasional bursts of activity with each cycle of harvesting and horticultural management. The varied patterns of orchard, pasture and woodland, mingled with the houses and sheds of each small landholding, created the impression of a serene, but industrious, landscape (Plate 12).

The stability of the local economy continued into the 1960's, and the south eastern Tasmanian region became famous through its example of intensive agriculture. The masses of apple blossom in the spring were a great tourist drawcard, and the fruit produced became a symbol of the Huon, Cygnet and D'Entrecasteaux Channel region. At the same time, Tasmania became known throughout Australia as the *Apple Isle*.



PLATE 12b



Valley of Agnes Rivulet to Nicholls Rivulet.



PLATE 13

Harvesting the Apple Crop at Cygnet in the 1920's.  
Unsourced (Archives No. NS392/6)

CYGNET TOWNSHIP IN THE BOOMING 1920's



PLATE 14

The Cygnet Hotel, still standing.  
The Weekly Courier, 22 January, 1920.



PLATE 15

The Commercial Bank, now the A.N.Z. Bank.  
The Weekly Courier, 22 January, 1920.



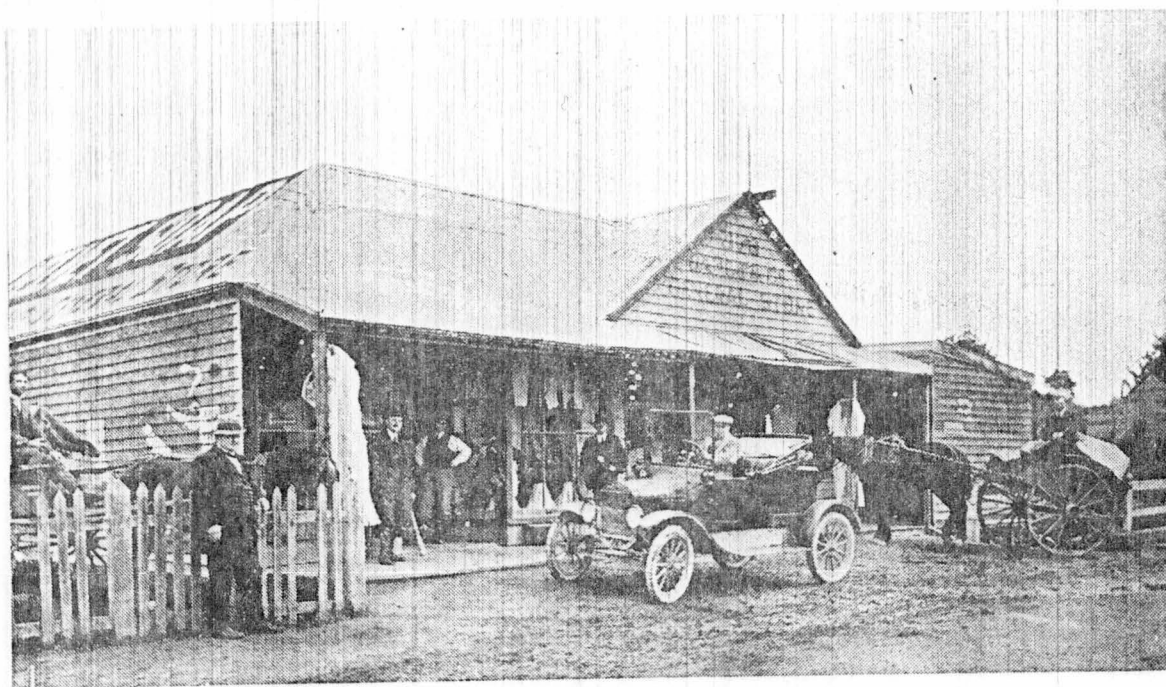


PLATE 16

Cygnet General Store, no longer in existence.  
The Weekly Courier, 22 January, 1920.

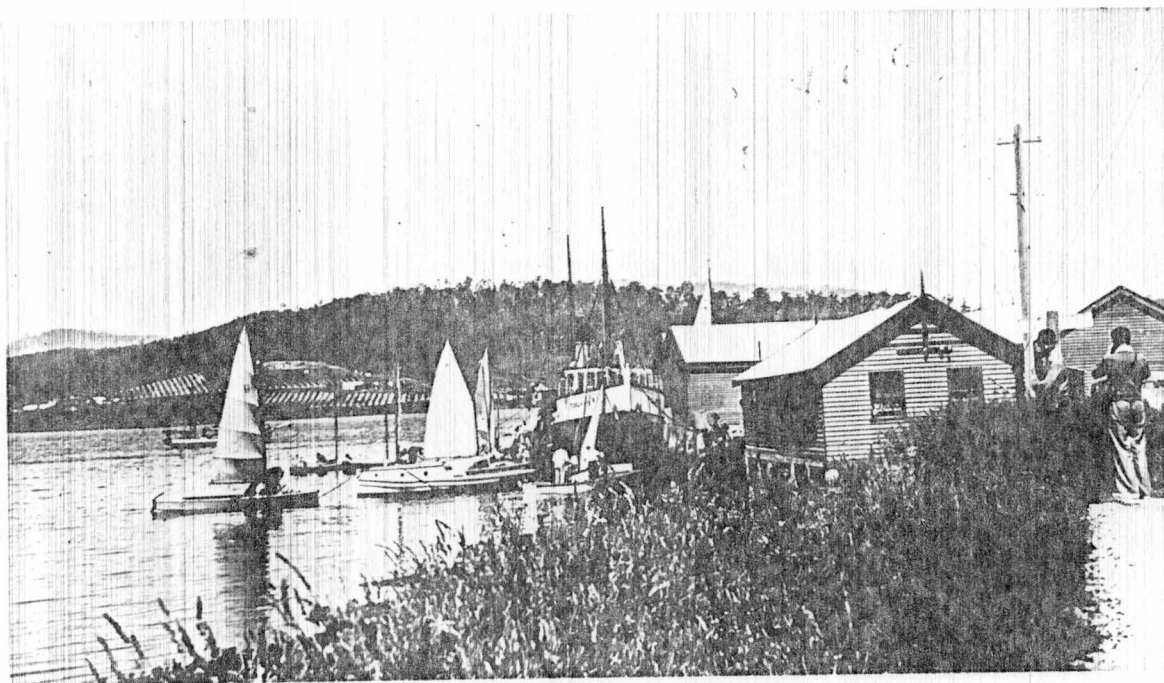


PLATE 17

The Port of Cygnet on Regatta Day. A steamship used  
for apple transport is tied up at the wharf.  
Unsourced (Archives No. 30/1294)

FIGURE 4

Apple and Pear Trees - Total for Port Cygnet and Kingborough Municipalities 1966-1976<sup>12</sup>

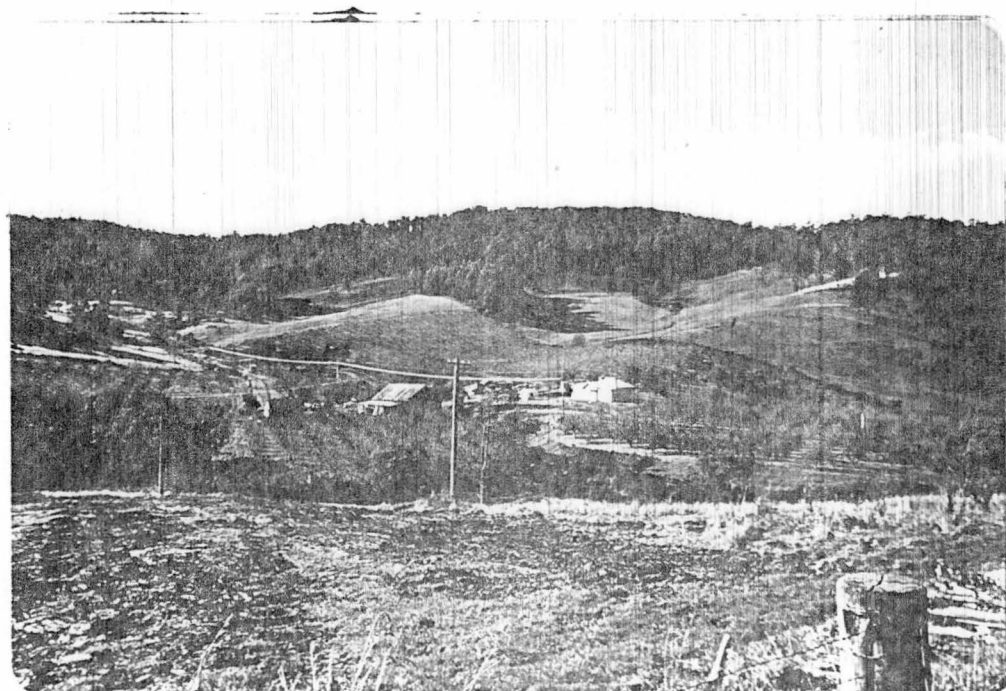
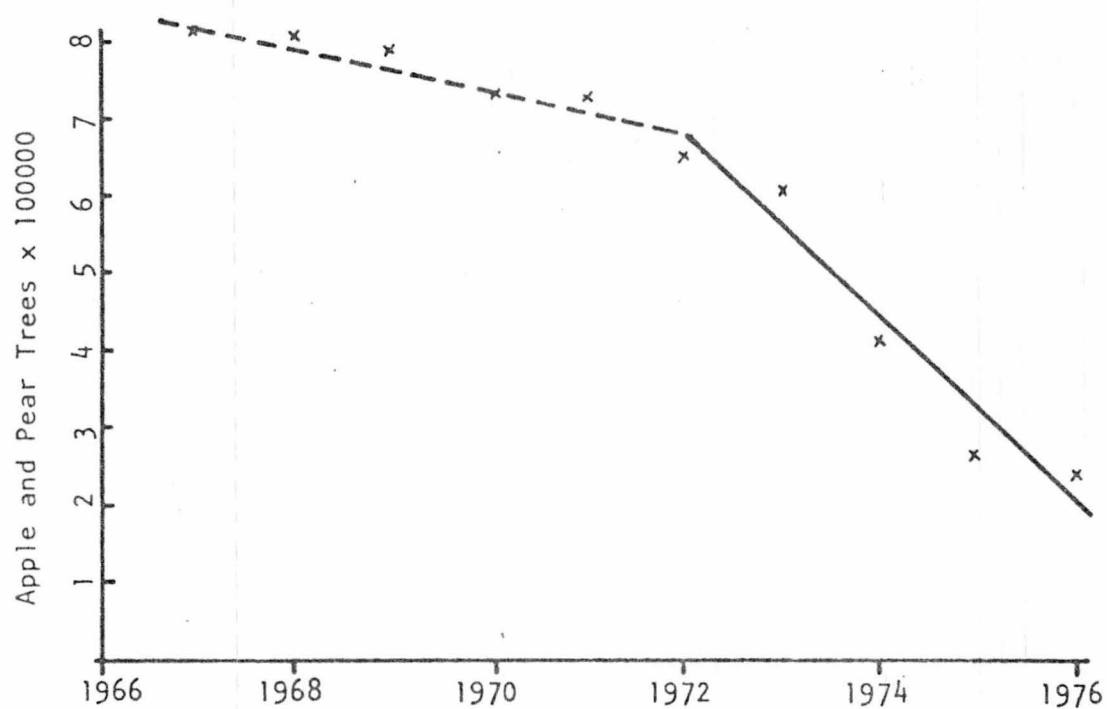
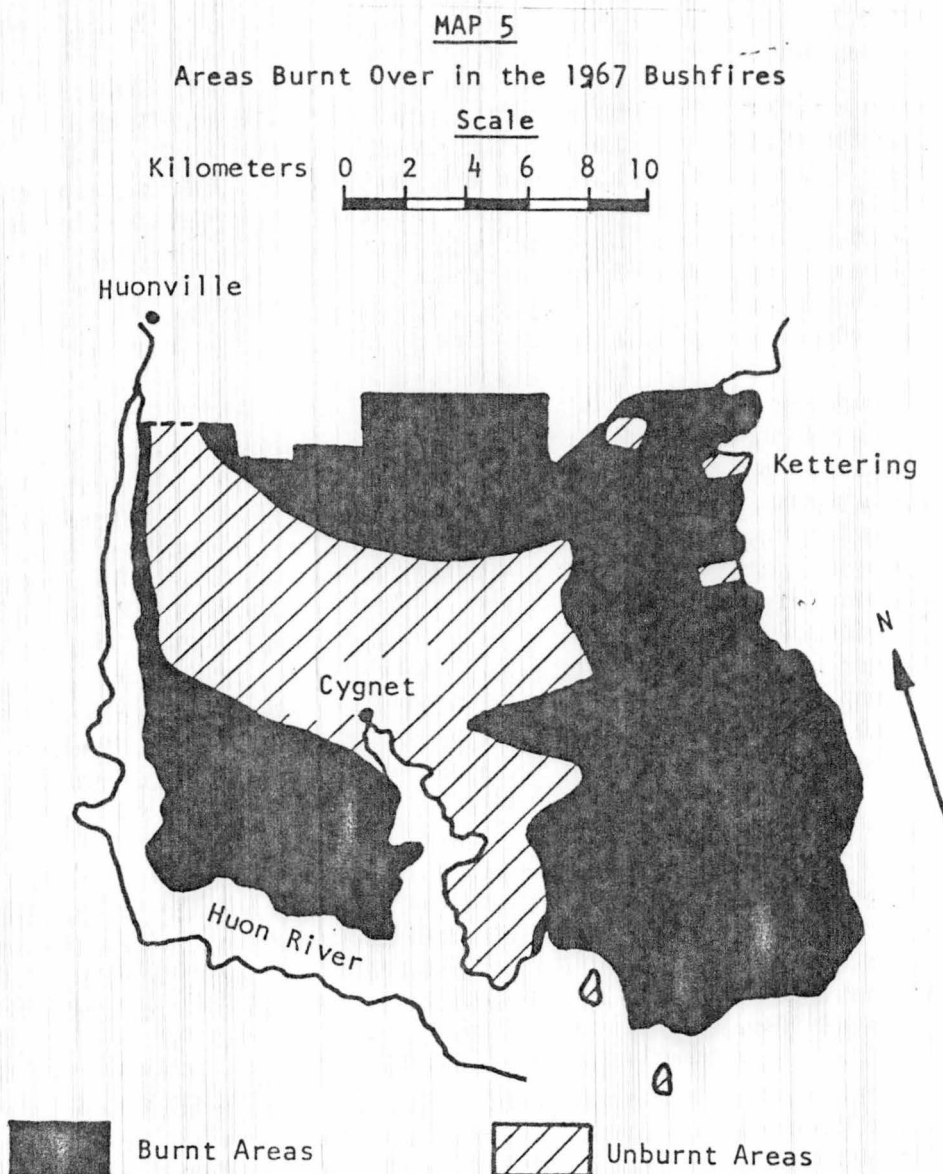


PLATE 18

A Remnant of the extensive Orchards that existed in the Cygnet-Channel area. Trees were removed from the foreground under the *Fruit Growing Reconstruction Scheme*.

## Bushfire

A catalyst for change in the region was the impact of the 1967 bushfires. Map 5, shows the extent to which the fires affected the Cygnet-Channel Area.



Redrawn From a Map in Wettenhall, R.L., 1975;  
*Bushfire Disaster, An Australian Community in Crisis*  
 Angus and Robertson, Sydney.

The two most severely burnt sections were the Kingborough Municipal region of the area of study and the Petcheys Bay - Wattle Grove region<sup>10</sup>. The immediate personal and community hardship at the time saw many marginal properties deserted. Some people took the opportunity to enlarge their properties into more economic sizes by the acquisition of neighbouring burnt lands, often turning to beef cattle production or to some

other form of agriculture from orcharding. An advertisement typifies what was probably the attitude of many landholders at the time

*The Mercury*, 17.6.67; Advertisement:  
"40 Acres of burnt farmland in Channel  
area, what offer?"

Loans were made available at the time via The Agricultural Bank, and must have been invaluable to the rural community in this period of 'sorting out'<sup>11</sup>. Significant also was the impact of fire on the natural resources of flora and fauna. Many parts of the Cygnet-Channel area are dotted with dead, grey stands of eucalypt, serving as a reminder of the events of ten years ago.

#### The Applecart, Upset

The past ten years have seen significant changes in the agricultural land use in the area, the most important of which is the virtual collapse of orcharding, due mainly to increasing costs and marketing difficulties. The industry was heavily reliant on overseas markets, and exported 75% of its total apple production in the 1965-66 season<sup>12</sup>. Despite fairly constant volumes of production during 1966-1972, there was an overall decrease in financial returns from the crop<sup>13</sup>. The reasons for these diminishing returns were complex, but were essentially due to a world-wide inflationary cycle. During this period freight charges were increasing, and currency realignments were operating to the disadvantage of exporters. Additionally, the exported fruit faced stiff competition in the United Kingdom with the expansion of the European Economic Community, and the imposition of import levies<sup>14</sup>.

Concurrent with these external difficulties, local problems including rapidly rising production and labour costs were additionally harassing the orchardist. As a relatively labour and materials intensive industry, orcharding was affected more than other rural enterprises<sup>15</sup>. The combined effect of these problems resulted in a sharp deterioration in the economic welfare of growers.

Since 1967, a number of government-based support schemes have been implemented to assist producers. These schemes have had varying impacts, the most noticeable of which was that of the *Fruit Growing Reconstruction Scheme*<sup>16</sup> (the 'tree-pull' scheme) whereby orchardists were financed to remove apple and pear trees physically from production. A measure of the impact of this scheme can be seen by the decrease of approximately 400 000 trees between its introduction in 1972, and 1976<sup>17</sup>. (Port Cygnet and Kingborough Municipal figures only). (See Figure 4). A further indication of the extent of tree removal can be seen in a comparison of Maps 6 and 7, which show land use patterns in 1966 and 1974. The maps show that the 'tree-pull' scheme affected all areas approximately equally, there being no particular area that could now be described as predominantly orcharding in terms of land use (Plate 18).

The assistance offered enabled many former growers to either enter alternative rural enterprises<sup>18</sup>, or to sell their orcharding interests in the area, and to take work either locally, or join the ranks of the Hobart commuters. The alternative of beef production was a solution to



a few orchardists only as the amount of land available was limited. Local work was difficult to find, although some people have become involved in woodchipping and saw-milling in nearby areas. Some have remained in operation by selling portion of their properties, whilst others were forced to sell all and leave the area.

Consequently the downturn of orcharding and the process of re-adjustment that followed, helped set the scene for the new settlers. The availability of relatively small, unwanted holdings in an attractive environment created a medium in which the new culture of rural retreating could grow.

#### Summary of Changes in Land Use

The pattern of land use can be seen as the relationship between the production process and the broader social processes. Similarly, the value of land depends on how the use of land, the market and society interact.

In the Cygnet-Channel area the initial phase of settlement was the pioneer-farm. Up till 1840-50, holdings were essentially self-sufficient and the value of land was as a support system for the settler, i.e. its use value. When the focus of farming changed to export production, primarily the development of the apple industry, the land took on an additional component of value: exchange value. The exchange value is the potential purchasing power derived from ownership of the land. This was realised directly by the sale of the land, or indirectly by the sale of apples, pears and small fruit. The development of the apple industry, (the realisation of exchange value by pome fruit production) moulded the rural landscape of the area.

The change from self-sufficient farming to export-oriented, specialised agriculture relied heavily on surplus value (profit) created by labour. This was the first major change to occur after European settlement. The main changes that have occurred since this development were the period of amalgamation of holdings; the period of technological advancements (such as refrigeration, mechanisation and sprays for the chemical control of pests), and periods of fluctuations in profitability. These are all small changes to the existing system. These changes were essentially the efforts of landholders to maximise maintain and stabilise the returns on production.

In the 1960's the various pressures on the fruit industry came to a head. One such pressure was the demand by labour for its share of the profit. The work force found that, by relocating in the cities, it could receive higher wages. As wage levels were forced higher in Australia, the competition from other apple exporters became acute. This, coupled with other pressures (currency revaluations and increased freight charges) meant that the exchange value of the land, as realised by the sale of produce, fell dramatically.

The situation placed new demands on the government to support the industry and to protect its profitability. At the same time, a new demand for land appeared: the urban demand for rural residential land. The exchange value could now be realised without relying on production or the input of labour. The new form of realising land value is creating new patterns

of ownership, new uses and new values. The current trend is for profit, to be made by subdivision, a process requiring little input of labour.

Historically, two major changes have occurred in the Cygnet-Channel area since the arrival of Europeans. The first, the growth of export-oriented agriculture, turned the whole landscape to the production of apples and pears. This was reflected in the intensive use of land and the abundance of small holdings.

Following a period of relatively minor changes to the system, the second major change began. It was initiated by the declining profits from orcharding and continued by the new demand for land and the awareness that more profit could be made from subdividing the land. This second change can be expected to affect the pattern of land use and values in the future as the change to orcharding affected the patterns and values from the 1850's to the 1960's.

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<sup>1</sup> DELL, A.R., 1968; *Huonville district, 1840-1969* (Unpublished Honours thesis); Department of Geography, University of Tasmania, Hobart.

<sup>2</sup> GOODHAND, W.E., 1962; *Pome fruit orcharding in Tasmania* (Unpublished Masters thesis); Department of Geography, University of Tasmania, Hobart.

<sup>3</sup> *Ibid.*

<sup>4</sup> TASMANIA. Lands Department; *Land titles maps : Shire of Buckingham, Nos. 1 and 3, as at 1901 plus amendments*; The Department, Hobart. Scale 2" to 1 mile.

<sup>5</sup> *The Cyclopedia of Tasmania*; Vol. 1; 1900; Maitland and Crone, Hobart.

<sup>6</sup> Codling moth are a pest of pome fruit, the larvae of which cause extensive damage as they tunnel into ripening fruit.

<sup>7</sup> GOODHAND, W.E., 1962; *op. cit.*

<sup>8</sup> DELL, A.R., 1968; *op. cit.*

<sup>9</sup> *Ibid.*

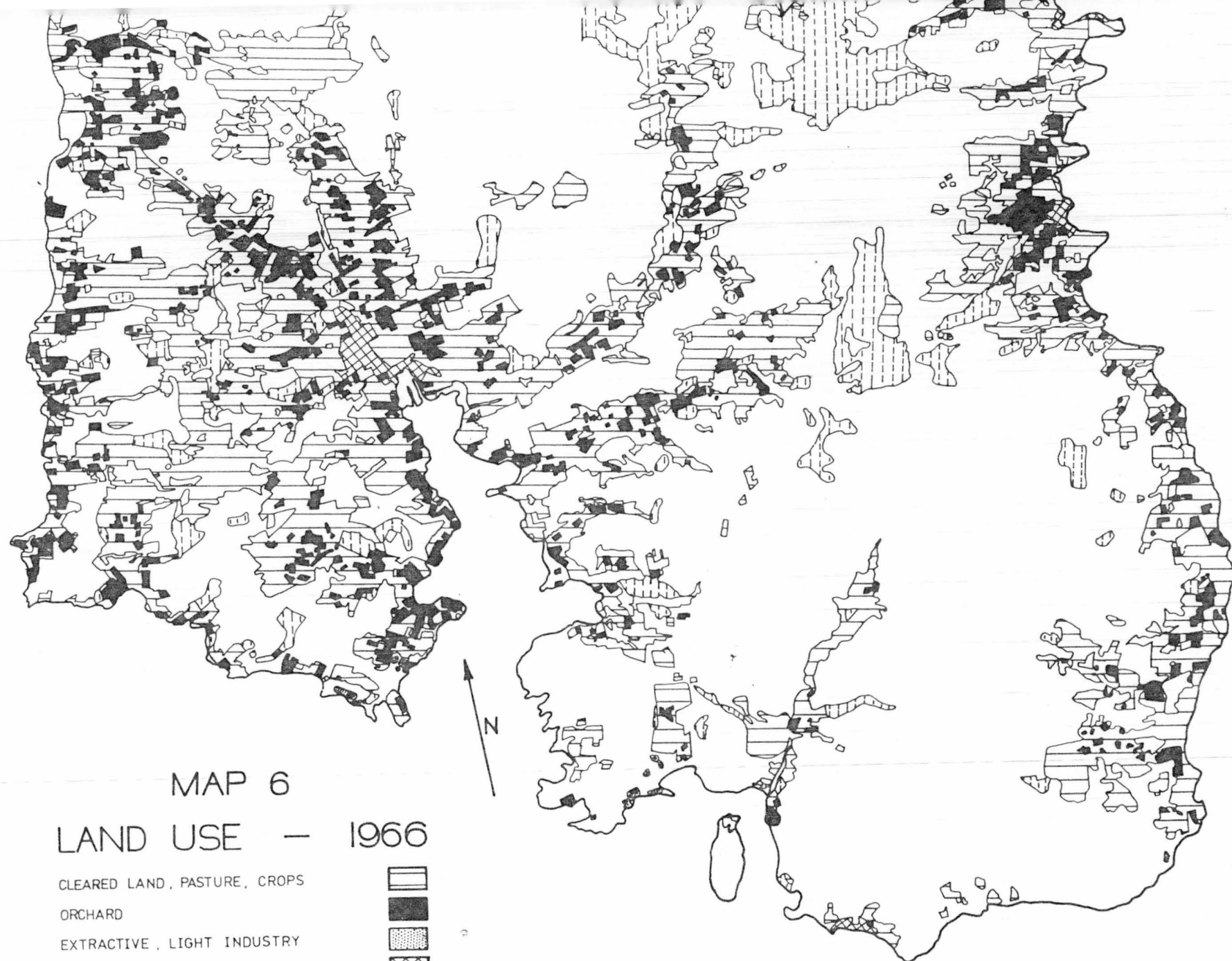
<sup>10</sup> WETTENHALL, R., 1975; *Bushfire disaster, an Australian community in crisis*; Angus and Robertson, Sydney.

Wettenhall claims the southern parts of Kingborough Municipality were the hardest hit of all areas in Tasmania.

<sup>11</sup> *Ibid*, p 239.

The loans were generally interest free, and repayment was negotiated to occur when production had demonstrated suitable recovery (usually 2-3 years).

- <sup>12</sup>AUSTRALIAN BUREAU OF STATISTICS; *Fruit production, 1966-1976; Selected statistics*; The Bureau, Hobart.
- <sup>13</sup>CUTHBERTSON, A.G., STOECKEL, A.B., and KREITALS, J.E., 1974; *Income levels and adjustment patterns in a rural community : Huon Valley, Tasmania* (Industry Economics Monograph, No. 2); Bureau of Agricultural Economics, Canberra. p 11.
- <sup>14</sup>EDWARDS, G.C., 1972; Tasmanian exports to an enlarged E.E.C., *Tasmanian Journal of Agriculture* 43, 33-39.
- <sup>15</sup>CUTHBERTSON, A.G., et. al., 1974; *op. cit.*, p 12.
- <sup>16</sup>The scheme primarily involved payment for the removal of trees, adjustable according to tree productivity and other factors.
- <sup>17</sup>AUSTRALIAN BUREAU OF STATISTICS; *op. cit.*
- <sup>18</sup>See Appendix 5 for a discussion of agricultural production in the Port Cygnet Municipality in the 10 years, 1966-1976.



MAP 6

LAND USE — 1966

CLEARED LAND, PASTURE, CROPS

ORCHARD

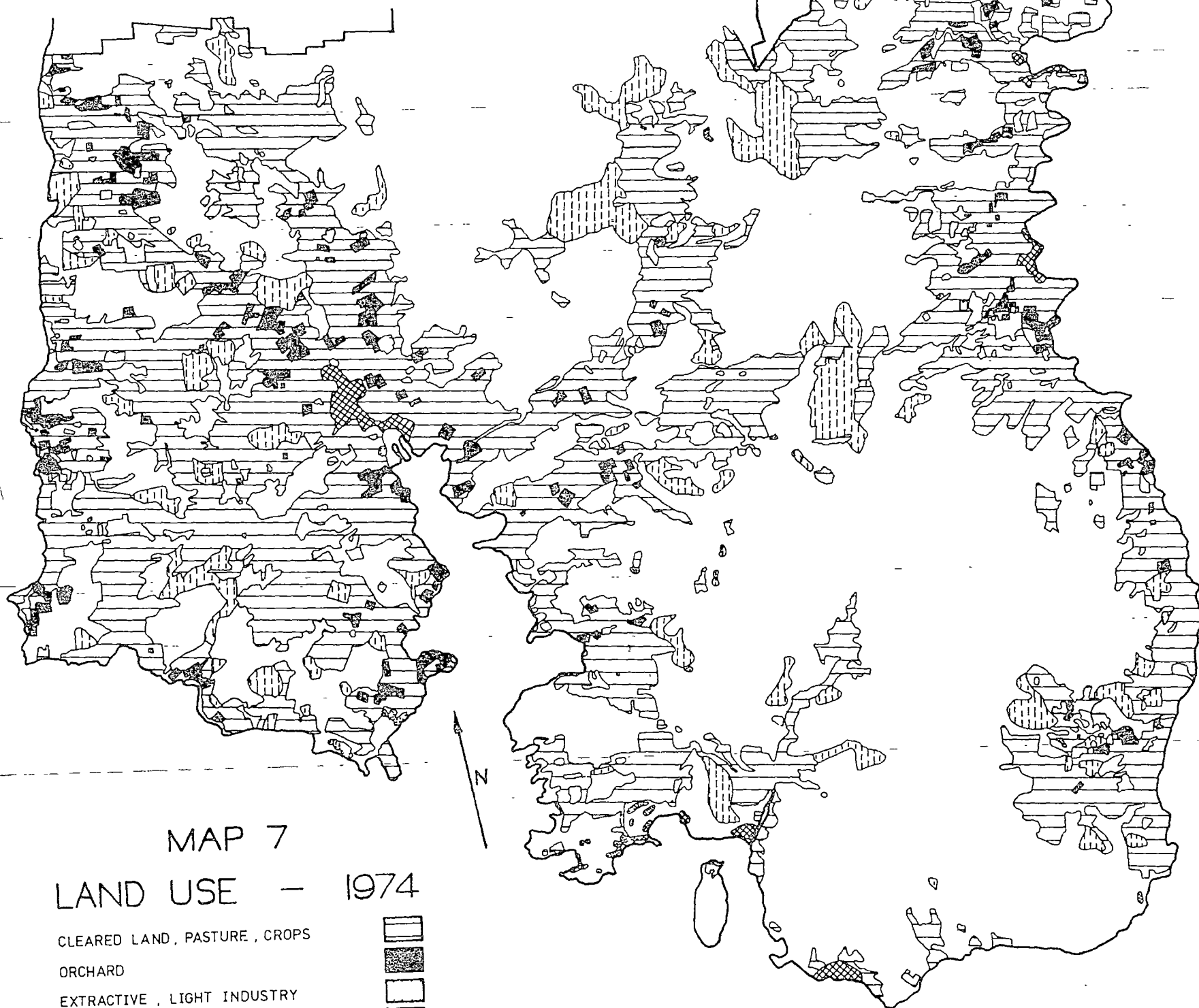
EXTRACTIVE, LIGHT INDUSTRY

RESIDENTIAL

SEMI-CLEARED LAND, REGROWTH

UNCLEARED LAND





# ***SECTION      B***

LANDHOLDERS AND LANDHOLDINGS



## Introduction

The land use and lifestyles of the Cygnet-Channel area have two distinct components. These are the coastal, holiday home and the rural components. Verona Sands, Randalls Bay and other localities were developed as weekend holiday recreation centres long before the rural component came under an urban influence. The size of the coastal allotments is generally small (600 - 1000 m<sup>2</sup>) and the function of the land is mainly recreational. For these reasons the distinction is made between coastal and rural land use and lifestyles.

The investigation of the changes in lifestyles and land use of the two types requires the collection of information about the people and their use of the land. It requires knowledge of the backgrounds, motives and aspirations of the new landholders. The implications of the changes will be dependent on the demands new landholders place on services and on their attitudes to development of the local area.

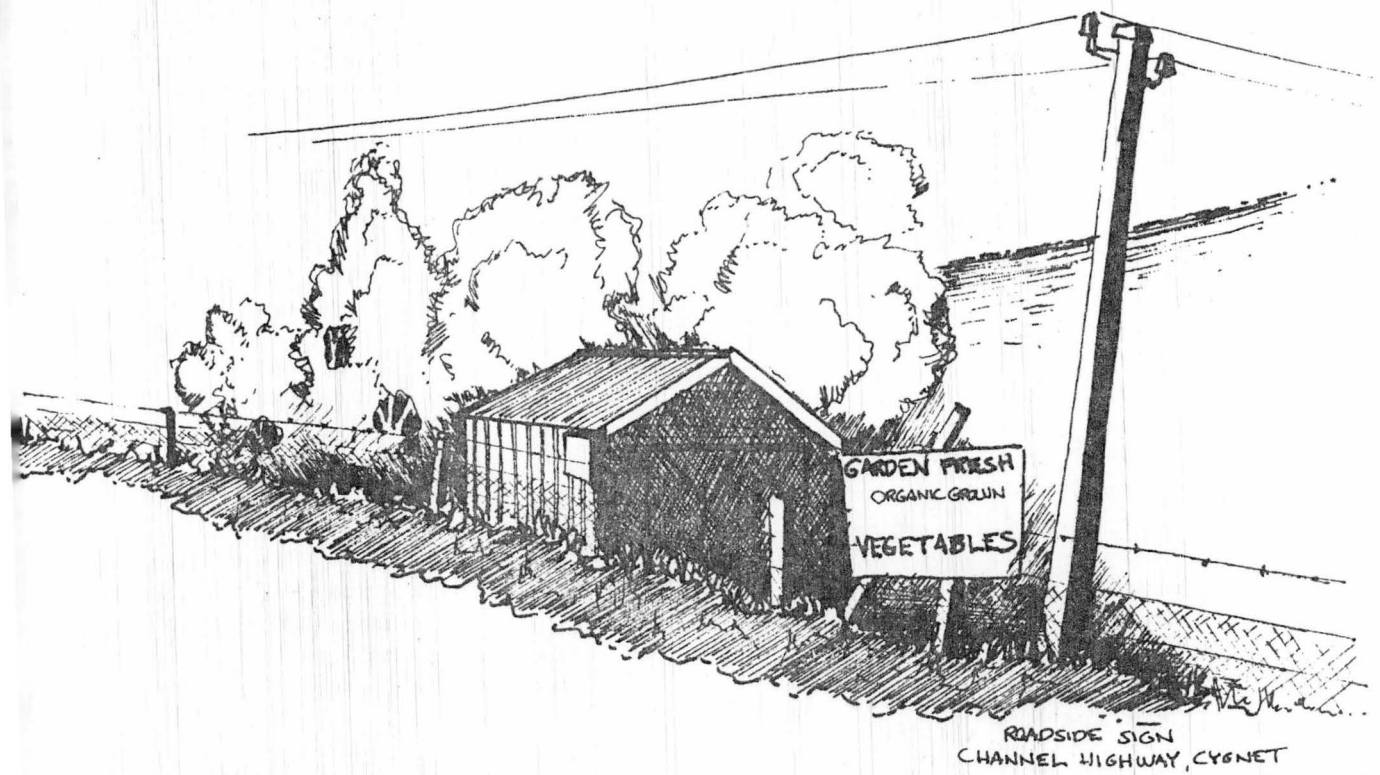
To provide the detailed, personal information needed for an authoritative commentary on *rural retreating* in the Cygnet-Channel area, two questionnaires were designed. One (with variants for non-local landholders) was administered to rural landholders and, in this way, information on the people involved was obtained. The second was designed as a postal questionnaire to be sent to all coastal subdivision landholders. This section discusses the findings of those questionnaires.

In Chapter 1 the attributes of the rural landholders are presented, with emphasis on the contrast between new and established landholders. In addition to demographic and social attributes, the background and motives of new landholders are also discussed.

The characteristics of the landholdings, including the use of landholdings (both domestic and commercial) and the demands placed on local services are discussed in Chapter 2. Chapter 3 is devoted to the coastal lifestyles and land use and discusses the role of the coastal subdivision in the Cygnet-Channel area. Finally, Chapter 4 compares the attitudes to development of both coastal and rural landholders, and draws a profile of the coastal landholder and the new, rural landholder.

# *chapter 1*

THE RURAL LANDHOLDERS



ROADSIDE SIGN  
CHANNEL HIGHWAY, CYONET



## Introduction

Information on the new settler movement elsewhere in Australia and overseas is available from various published sources<sup>1</sup>. However, in most other studies, little or no information has been collected on the characteristics of the people involved in the new settler movement, nor is this information collected by the Australian Bureau of Statistics. This became apparent during the initial stages of data gathering about the Cygnet-Channel area. To overcome this deficiency, this study aimed to collect personal information, such as age, sex, education levels and occupation, about people in the area. As it was not possible, within the time available, to interview all people living in the Cygnet-Channel area, a survey using a sample of the population was conducted.

A description of the survey, its design, sample selection, administration and analysis, are given in Appendix 2. The questionnaires used may be found in Appendix 9. A random sample of 150 landholders was selected from the rate files of the Port Cygnet and Kingborough Councils. The sample as a whole is considered to be representative of the total population in terms of the age - sex profile since the population proportion in each age - sex class, (except 0-5 males) falls within the 95% confidence limits when a binomial test concerning standard errors of proportions is applied. This is further discussed in Appendix 3. However, the extrapolation of group attributes within the sample to the total population must be qualified by reference to the numbers involved. Care has been taken when interpreting information in each table as, in some cases, the sample size may be too small to draw a meaningful conclusion.

The responses to the questionnaires were used:

- (a) to categorise landholders by length of ownership, permanency and commerciality;
- (b) to determine the demographic and social attributes of permanent residents and non-permanent landholders;
- (c) to provide background information about the new settlers;
- (d) to illustrate differences between the various categories of landholders.

In the course of the survey no tenants or lessees were interviewed. This resulted in length of ownership being used to categorise landholders. If tenants or lessees had been sampled, categorisation would have been on the basis of length of ownership or tenancy.

These aims are discussed in this chapter under the following headings: landholder categorisation; demographic and social attributes of permanent residents; demographic and social attributes of non-permanent landholders; employment patterns of permanent residents; and, background and motives of new and intermediate landholders.

TABLE B.1  
Length of Ownership Profile<sup>a</sup> (n = 150)

Length of Ownership (Years)		1	2	3	4	5	6	7	8	9	10+
Frequency	%	6	11	12	9	3	3	3	3	1	49
	n	9	17	18	14	4	5	4	4	1	74
Ownership Group		New				Intermediate					Est.
Frequency	%	39				12					49
	n	58				18					74

<sup>a</sup> Data from all Surveyed Households

TABLE B.2  
Landholding Occupancy - Permanent/Non-Permanent - for New, Intermediate and Established Ownership Groups

Occupancy		Ownership Group			Total	% n
		New	Inter.	Est.		
Permanent	%	62	72	82	73	
	n	36	13	61	110	
Non-Permanent	%	38	28	18	27	
	n	22	5	13	40	
Total	%	100	100	100	17 = 150	
	n	58	18	74		

### Landholder Categorisation

The need to modify the landholder group of the typology who have owned land for less than 10 years (Figure 1a) became apparent in analysing questionnaire responses. These landholders can be further divided into two groups based on length of ownership, in order to allow a more meaningful comparison with the established group. Thus for the purposes of this study, landholders have been broken into three groups according to length of ownership as follows:

- (a) established: landholders and their households who have owned property in the local area for 10 or more years, i.e. from 1967 or earlier;
- (b) intermediate: landholders and their households who have purchased property in the local area within the last 5 - 9 years, i.e. in the period 1968 - 1972;
- (c) new: landholders and their households who have purchased property in the local area within the last four years, i.e. in the period 1973 to 1977.

This categorisation by date of purchase is relevant to the new settlement movement in the Cygnet-Channel area. However, with time, this division based on length of ownership may lose its relevance for this area. Additionally, it may not be suitable for similar studies of the new settler movement undertaken in other localities.

The details of length of ownership are shown in Table B.1 and Figure 5. The number of landholders having owned land for four years and less suggests the main influx of new settlers began in 1973 and has continued for the last 4 years. The landholders of between five and nine year's ownership appear to have attributes of both the new settlers and established residents; they may be precursors of recent settlement and, in part, they may represent the normal turnover of rural holdings. Also, the small sample size of this intermediate group does not permit meaningful comparison with other groups. The established landholders are therefore taken as the reference group to which the new settlers are compared<sup>2</sup>.

### Demographic and Social Attributes of Permanent Residents

Personal details elicited from survey interviews show the two main ownership groups are different in population structure, occupations, and education attainment levels. The term, *residents*, is used here to refer to all individuals in the households interviewed. Non-permanent landholders are excluded in this sub-section, as they do not form part of the current population.

#### (i) Population Structure

Demographic characteristics for the total population of the study area at the 1966, 1971 and 1976 censuses may be found in Appendix 4. The age - sex profile for each ownership group is shown in Table B.3, and the new and established residents are compared in Figure 6. The difference between the two groups is highly significant ( $\alpha = 0.001$ )<sup>3</sup>, the new

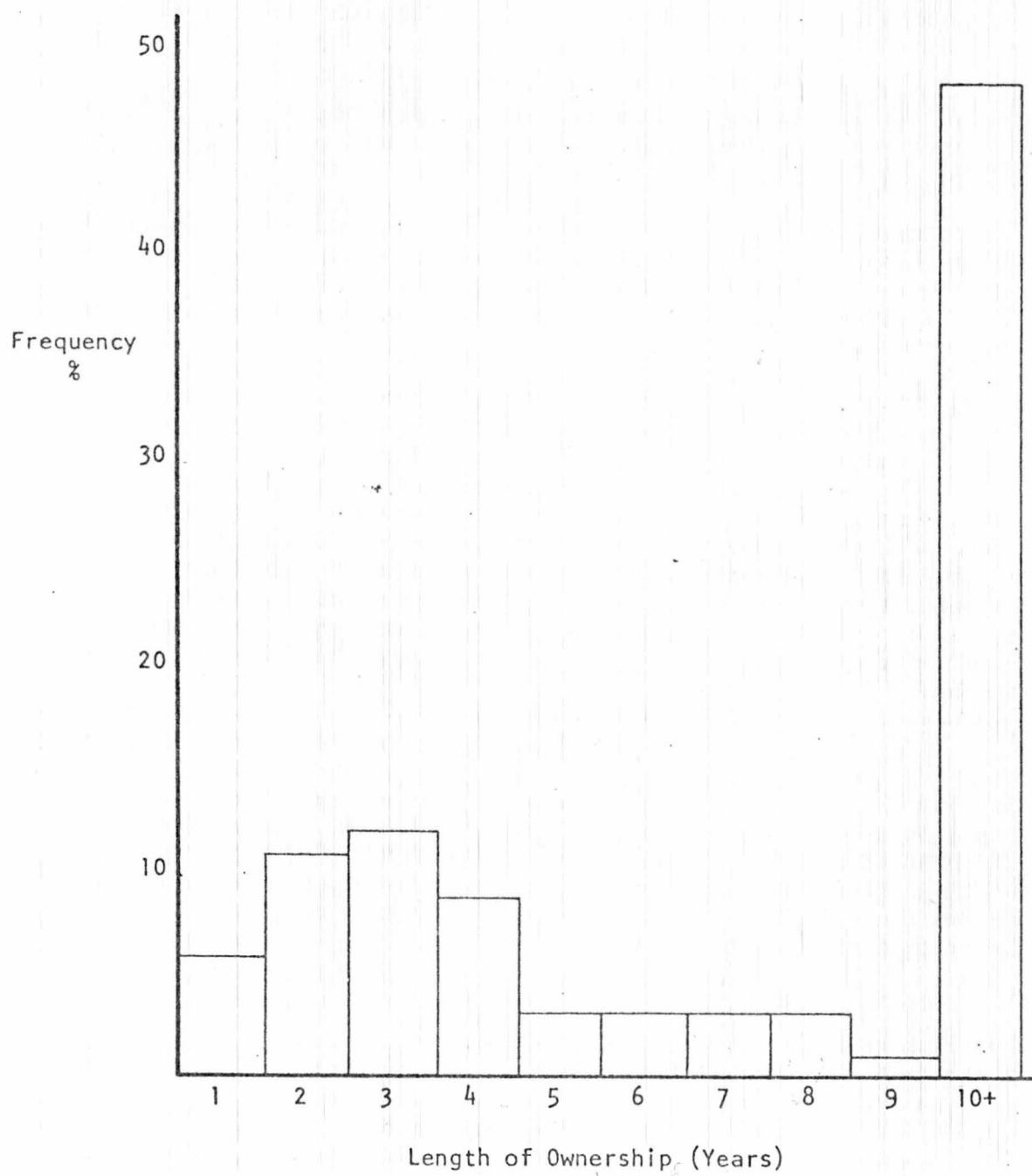
FIGURE 5Length of Ownership of Landholdings ( $n = 150$ )

TABLE B.3

Population Structure of the Permanent Residents Surveyed -  
New, Intermediate and Established Ownership Groups

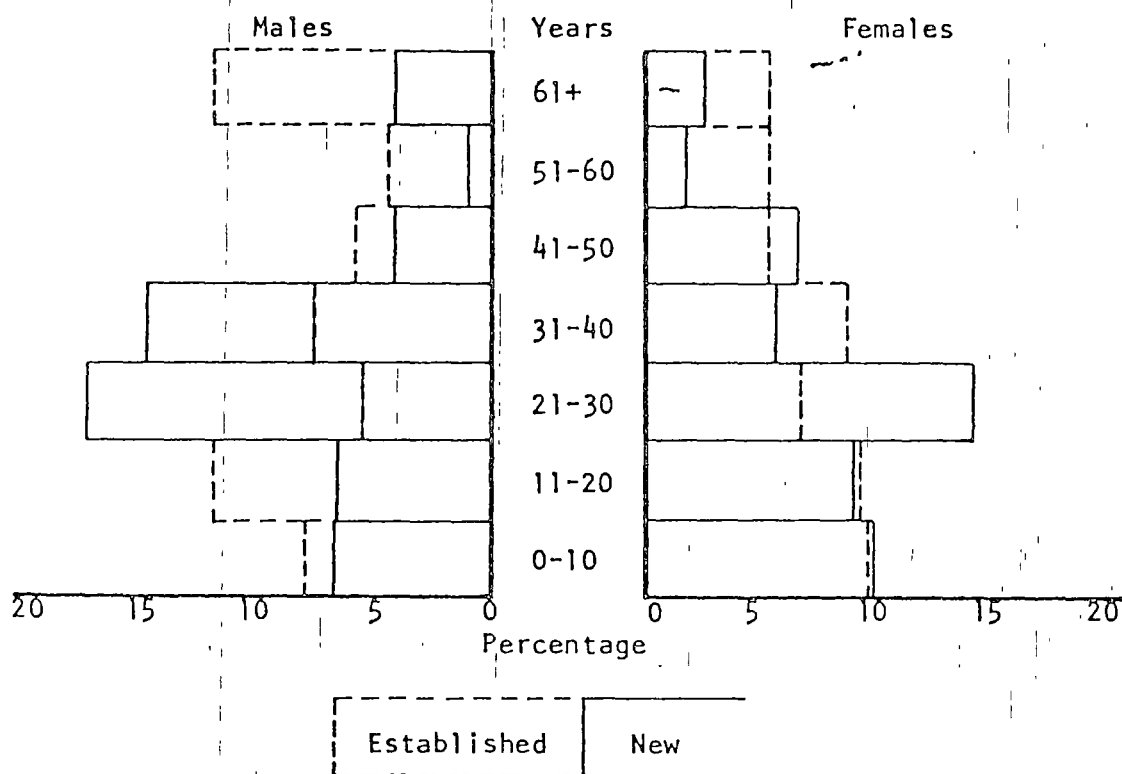
73

Age Class (Years)	New		Intermediate		Established		Total	
	Male %	Female %	Male %	Female %	Male %	Female %	Male %	Female %
0-5	2.5 3	4.2 5	4.6 2	- -	1.8 4	3.6 8	2.3 9	3.4 13
6-10	4.2 5	5.8 7	11.6 5	2.3 1	6.2 14	6.2 14	6.2 24	5.7 22
11-15	3.3 5	5.0 6	9.3 4	4.6 2	6.7 14	6.7 15	5.9 23	5.9 23
16-20	3.3 4	4.2 5	4.6 2	2.3 1	5.3 12	2.7 6	4.6 18	3.1 12
21-30	17.5 21	14.2 17	4.6 2	2.3 1	5.3 12	0.9 2	9.0 35	5.2 20
31-40	10.0 12	5.8 7	4.6 2	9.3 4	7.6 17	8.9 20	8.0 31	8.0 31
41-50	4.2 5	6.7 8	7.0 3	4.6 2	5.8 13	5.3 12	5.4 21	5.4 22
51-60	0.8 1	1.7 2	16.3 7	7.0 3	4.4 10	5.3 12	4.6 18	4.4 17
61+	4.2 5	2.5 3	2.3 1	2.3 1	12.0 27	5.3 12	8.5 33	4.1 16
Total	61	60	28	15	123	101	212	176

$$\chi^2 = 153.80, p_{Ho} < 0.001, d.f. = 8$$

FIGURE 6

Population Profile of the Residents Surveyed - New and Established Ownership Groups (n = 345)



residents showing a bias towards the 21 - 30 year age group and considerably fewer older residents (51+ years). The intermediate ownership group shows a bias towards the 51 - 60 year age group, suggesting an early retirement motive. However, the sample is too small to allow statistical estimation of the difference. The number of children under 16 years shows little difference between the new and established groups.

The future pattern of the age - sex profile is hard to assume due to a number of factors. These include whether the new settlers remain permanently in the area, whether the current rate of inward migration is a short-lived phenomenon or a permanent feature, and the future of children of new settlers when secondary education is completed and they are forced to Hobart or elsewhere for tertiary education or employment.

#### (ii) Occupations of Permanent Residents

The occupation of each resident was recorded and, where more than one job was held during a year, the principal occupation was recorded. The classification schedule of the Australian Bureau of Statistics was used to categorise occupations. The frequencies of the various occupation classes for each ownership group are presented in Table B.4, and new and established residents are compared in Figure 7.

FIGURE-7

Occupation of Residents for New and Established Ownership Groups

75

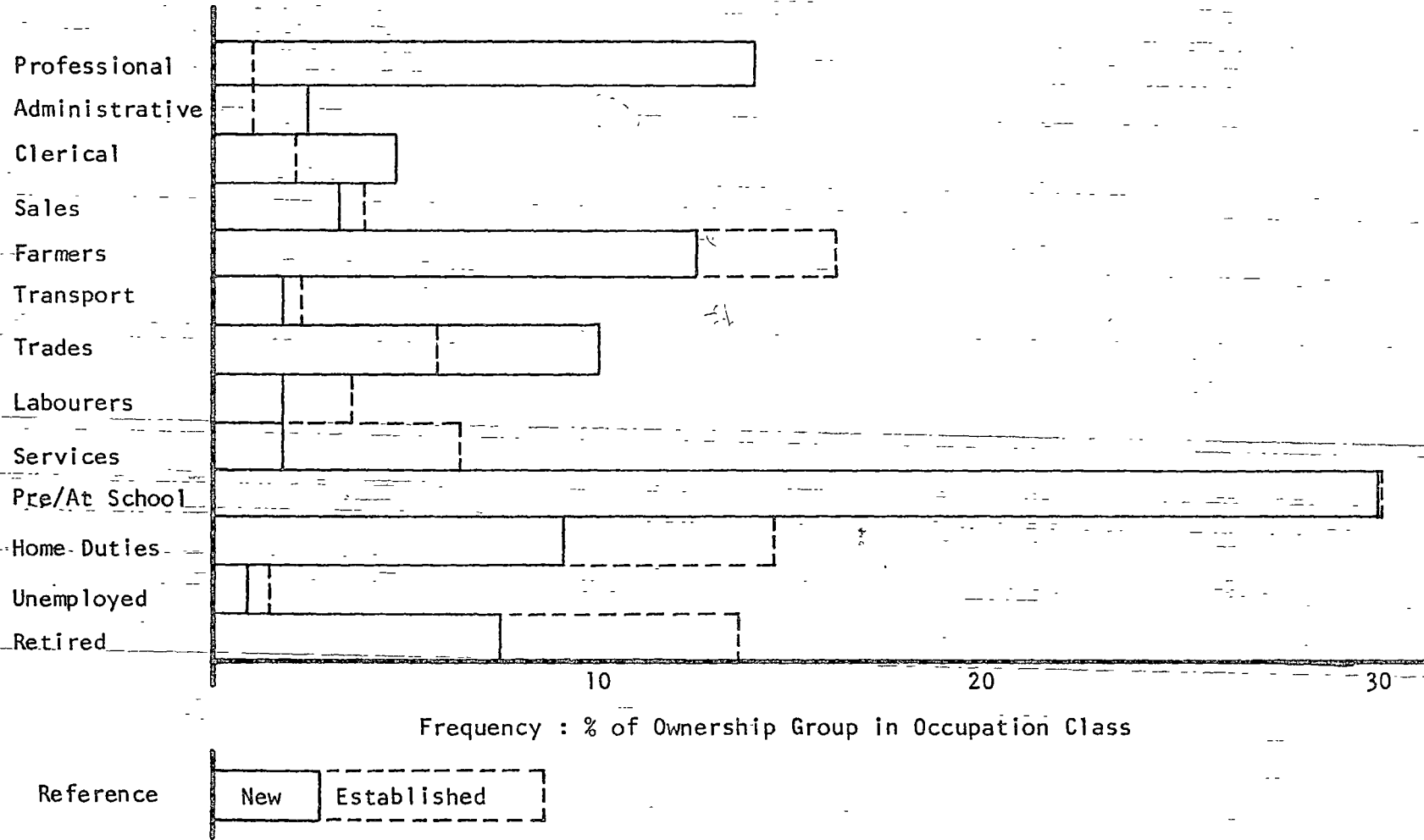


TABLE B.4

Occupation of Permanent Residents for New, Intermediate and Established Ownership Groups (n = 388)

Occupation	Ownership Group			
	New % n	Intermediate % n	Established % n	
Professional	14 17	7 3	1 2	
Administrative	3 3	- -	1 2	
Clerical	6 7	5 2	2 5	
Sales	3 4	7 3	4 9	
Farmers	12 15	7 3	16 36	
Miners	2 3	7 3	2 5	
Transport	10 12	7 3	6 13	
Trades	2 2	2 1	4 8	
Services	2 2	7 3	6 14	
Armed Services	- -	- -	- -	
Pre/At School	29 35	33 14	29 65	
Home Duties	10 11	14 6	14 32	
Unemployed	1 1	- -	1 3	
Retired	7 9	5 2	13 30	
Total	101 121	101 43	99 224	

$$\chi^2 = 95.43, p_{Ho} < 0.001, d.f. = 8$$



The occupational difference between the two groups is significant at the 0.001 level. The major difference is the proportion of professional, technical, and related workers (14% of new residents and 1% of established residents). Similarly the proportion of city-based occupations (e.g. administrative, clerical and trade) tends to be higher in the new group, reflecting the commuter element. The proportion of farmers is higher in the established group. However, the small difference of 4% reflects the decline of farming as a dominant occupation, and possibly indicates farming aspirations of some new landholders in their occupation descriptions.

More of the established group fall into the *retired* category and the *home duties* category. This reflects the difference in the age structure of the two sub-populations: the established residents have a bias towards the older classes, and the new residents have a bias towards an age class in which females tend to remain in the work force. Whilst many fall into the *retired* and *home duties* categories, this does not exclude their involvement in seasonal or part-time work such as small fruit picking and craft activities.

### (iii) Level of Education

The level of education of new and established residents who have completed their formal schooling is shown in Figure 8.

The proportion of established residents having matriculation or post secondary qualifications is lower than that of the new residents, particularly as no established resident holds a degree or its equivalent. A component of this difference is the inherent bias towards lower educational levels due to the dominance of older people who generally have undergone less formal education. The analysis of education levels for each age class shows a similar trend for lower education levels in the established population. This pattern is shown in Appendix 8, Table 8.1.

## Demographic and Social Attributes of Non-Permanent Landholders

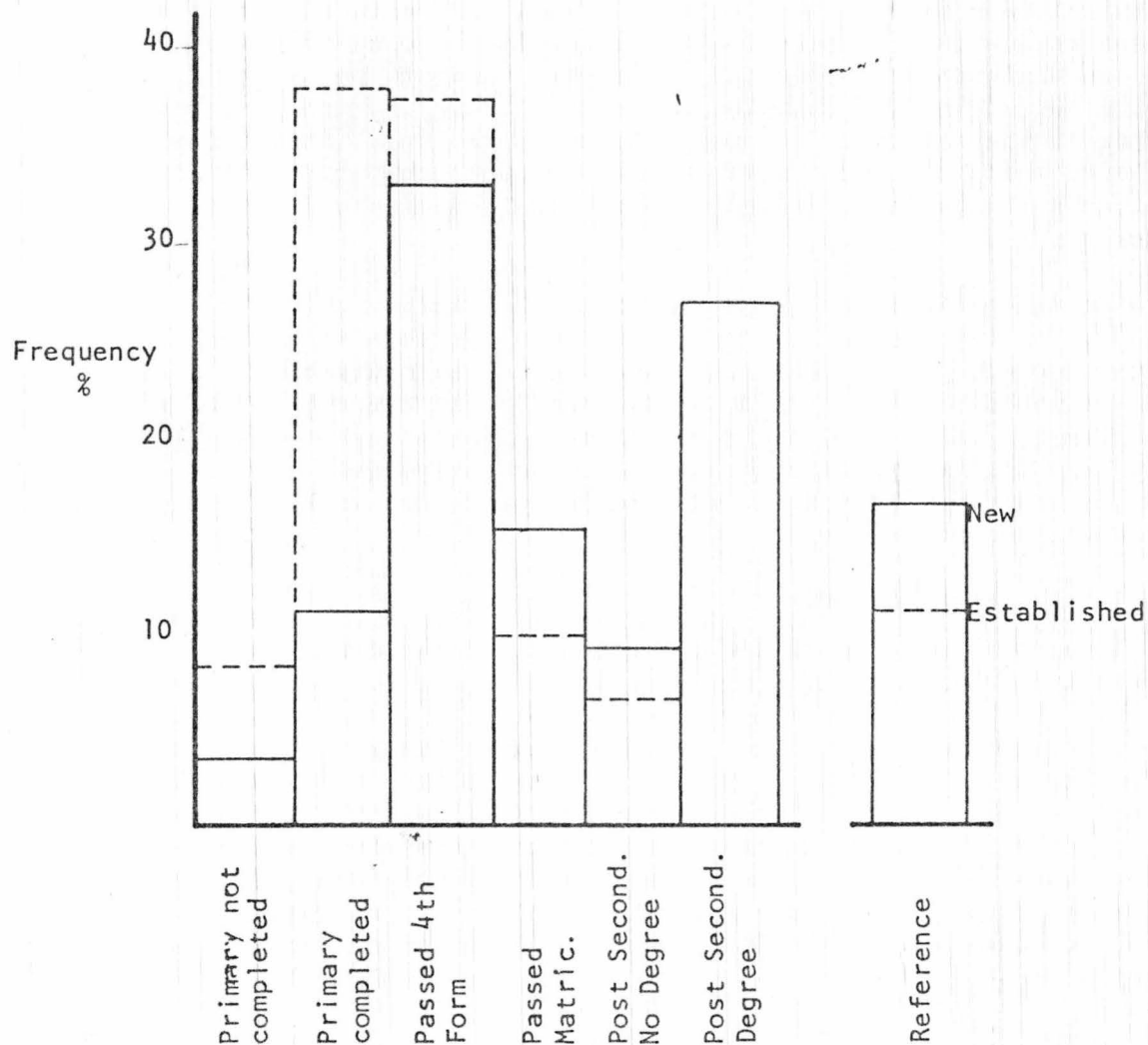
As these landholders are not permanent members of the community, the only information considered relevant was future intentions (see Table B.13) occupation and current use of property.

### (i) Occupations

The details of the occupations of non-permanent landholders were elicited for the head of household only. The distribution of these landholders within each of the ownership groups is shown in Table B.5. The trend in the new group is again towards professional, administrative and sales occupations.

FIGURE 8

Level of Education of Residents by Ownership Group



## (ii) Occupancy of Landholdings

Occupancy rates are shown in Table B.6. A high proportion of properties (48%) are unused, and about half of these have been owned for more than 10 years. The level of occupancy is low on a nights per annum basis with 82% of the respondents and their families spending less than 26 nights per annum on their properties. This low level of occupancy and use may indicate that the land is being held for speculative and investment purposes.

TABLE B.5

Occupation of Non-Permanent Landholders for all Ownership Groups -  
Head of Households Only

Occupation	Ownership Group		
	New % n	Intermediate % n	Established % n
Professional	36 8	20 1	9 1
Administrative	18 4	- -	36 4
Clerical	5 1	- -	- -
Sales	18 4	20 1	- -
Farmers	5 1	20 1	9 1
Miners	- -	20 1	- -
Transport	- -	- -	9 1
Trades	10 2	- -	9 1
Services	5 1	20 1	- -
Retired	5 1	- -	27 3
Total	102 22	100 5	99 11 <sup>a</sup>

<sup>a</sup> The difference between the number of non-permanent established landholders on this table and Table B.2 is attributable to non-response to these particular questions in the survey. Similarly the difference in number of new landholders in Tables B.9, B.10 and B.12, and Table B.2, is due to non-response.

TABLE B.6

Frequency of Residence on Non-Permanent Landholdings -  
New, Intermediate and Established Landholdings (n = 40)

a. Periods Spent on Property

b. Number of Residential Nights Per Annum

a.

Residential Period	Ownership Group			Total
	New	Intermediate	Established	
Weekends	5	1	-	6
Holidays	5	1	2	8
Both Above	1	1	1	3
Not at All	8	2	9	19
Other	3	-	1	4
Total	22	5	13	40

b.

Nights Per Annum	Ownership Group			Total
	New	Intermediate	Established	
0-25	17	5	11	33
26-50	4	-	2	6
51-75	1	-	-	1

### Employment Patterns of Permanent Residents

The essential employment location differences between the new and established groups are shown in Table B.7. Of the new residents, half are employed in the vicinity of Hobart, and half work in the surrounding rural area, whereas the established residents are primarily employed in the rural area (78%). Work on their own properties accounted for 38% of the established population who gave their occupation as farm work, whilst a surprising 32% of new landholders claim to work on their properties as their principal occupation. The latter figure is thought to be a little high, as spouses of residents working away from the property of new landholders, tended to emphasise their involvement in chores on the landholding, mainly preferring to be known as a farm-wife. This is in contrast to the equivalent established group who did not consider these chores as on-property work. In addition, new landholders often supplement farm income from savings and investments.

The commuting distance and commuting times between the Cygnet-Channel area and Hobart environs show a considerable variation through the study area because of road conditions and the variability of routes. The survey demonstrated an almost complete domination of private transport in commuting. While some of the new landholders may have been attracted to the Cygnet-Channel area because of close proximity to Hobart, the distribution of commuting new landholders throughout the area (Table B.8) would seem to indicate that commuting distance is not a major factor in the choice of locality, as all areas are located within just over one hour's drive from Hobart.

TABLE B.7

Employment Location of Permanent Residents - New, Intermediate and Established Ownership Groups (n = 171)

Employment Location	Ownership Group					
	New		Intermediate		Established	
	%	n	%	n	%	n
On Property	32	19	5	1	38	34
Local Work	13	8	33	7	30	27
Nearby Rural	2	1	10	2	10	9
Hobart	50	30	52	11	22	20
Other Tas.	2	1	-	-	-	-
Other	2	1	-	-	-	-
Total	101	60	100	21	100	90

TABLE B.8

Employment in Hobart for the New, Intermediate and Established  
Ownership Groups - Broken down by Location of  
Residence in the Study Area (n = 61)

Residence Location	Ownership Group		
	New	Intermediate	Established
Garden Island	3	-	-
Nichols Riv.	2	-	1
Cygnets	-	-	2
Slab Road	3	3	-
Cradoc	3	-	-
Wattle Grove	6	1	-
Petchey's Bay	4	-	1
Lymington	-	-	3
Kettering	6	4	-
Woodbridge	-	3	4
Birchs Bay	1	-	4
Middleton	2	-	2
Gordon	-	-	3
Total	30	11	20

The distribution of established residents who commute daily to Hobart is equally widespread. However, within the survey results, there exists a difference concerning choice and necessity of the two ownership groups with respect to employment in Hobart: the new landholders work in Hobart and live in the country; the established landholders not wishing to re-locate, are often forced to work in Hobart.

#### Background and Motives of New and Intermediate Landholders

Information on background and motives was obtained from those landholders who purchased land in the last 10 years.

Permanent residents were asked the location of their previous residence and, as anticipated, there was a higher proportion of people who have moved from the city environments of Hobart and the mainland cities (Table B.9). A representative distribution of the residential addresses of recent non-permanent landholders was not obtained from the survey as the sample was biased towards Hobart residents. The low number involved and the poor response to the postal, landholder questionnaire meant that those who were personally contacted in Hobart and its environs are over-represented. The rate files of the Cygnet and Kingborough Councils give the residential addresses of all non-permanent residents, but they give no indication of length of ownership. This distribution is presented in Figure 9.

TABLE B.9

Location of Previous Residences - Permanent Landholders of the New and Intermediate Groups

Previous Residence Location	Ownership Group			
	New		Intermediate	
	%	n	%	n
Hobart Area	42	15	38	5
Mainland <sup>a</sup>	26	9	15	2
Local Area	15	11	46	6
Other Tasmania	5	4	-	-
Overseas	5	4	-	-
Nearby Rural	5	4	-	-
Total	98	35 <sup>b</sup>	99	13

<sup>a</sup> All mainland residences were in capital cities

<sup>b</sup> See footnote a Table B.5.

FIGURE 9

Distribution of Non-Permanent Landholders by Rated Address

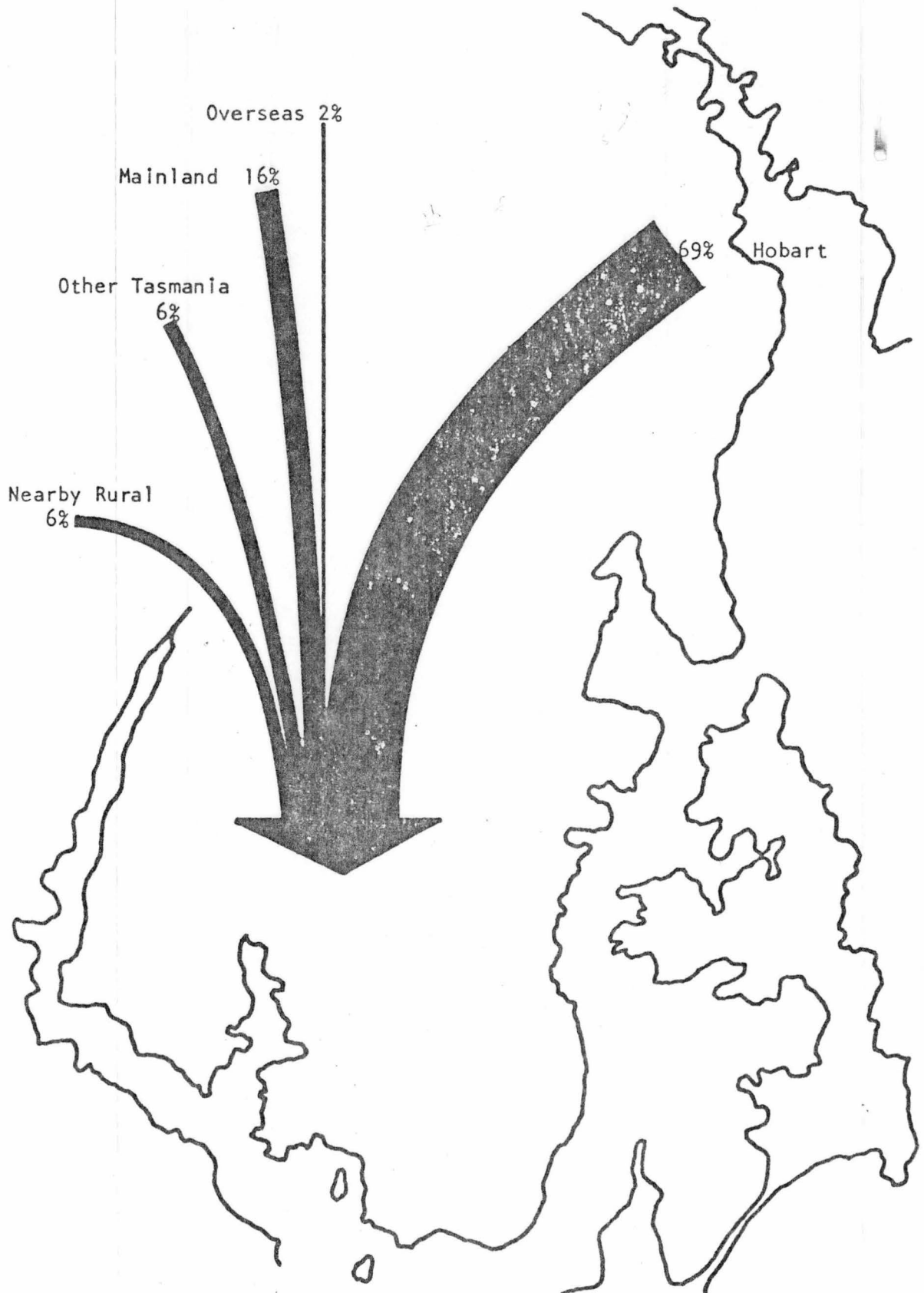




TABLE B.10

Reasons for Leaving Previous Residence - Permanent  
Landholders of the New and Intermediate Groups

Reason for Leaving Previous Residence	Ownership Group			
	New		Intermediate	
	%	n	%	n
Lifestyle Dissatisfaction	34	12	31	4
Set up a Household or Farm	26	9	31	4
Family Reasons	21	7	15	2
Retire	5	2	-	-
Set up a Business	3	1	-	-
Other	11	4	23	3
Total	100	35 <sup>a</sup>	100	13

<sup>a</sup> See footnote a Table B.5.

The new settlers have varying intentions and motives for purchasing land in the Greenspace and for leaving a city environment. To determine the reasons and attitudes of new and intermediate landholders, questions were asked as follows:

- (a) What was the main reason for leaving your previous residence?
- (b) What was the main reason you decided to buy land in this area?
- (c) What was the main reason you decided to buy this particular property?

Responses to (a) and (b) are shown in Tables B.10 and B.11 respectively.

The predominant reasons given for leaving the previous residence were divided between a push factor (*dissatisfaction with previous lifestyle, generally urban*) and a pull factor (*desire to set up a household or farm in the country, or family ties in the area*). Reasons given for buying land in the area were of the kind *liked area and climate, availability of relatively cheap land with close proximity to Hobart*. Coastal-oriented reasons (e.g. *water views, beaches, anchorages etc.*) were also important.

TABLE B.11

Reasons for Purchase of Property in the Study Area - Permanent and Non-Permanent Landholders of the New and Intermediate Groups

Reasons for Purchase of Property	Ownership Group			
	New		Intermediate	
	%	n	%	n
Liked Area and Climate	33	18	39	7
Land Cheap and Available	19	12	11	2
Family Ties	16	9	11	2
Close to Hobart	12	7	5	1
Near Coastline	10	6	5	6
Ties with the Area	7	4	5	1
Set up a Business	3	2	5	1
Other	-	-	17	3
Total	100	59	98	18

The question relating to reasons for purchasing the particular property was intended to elicit responses which would indicate the characteristics of the type of property sought by new settlers. However, responses given generally reinforced answers to the previous questions. Insufficient responses gave details of the qualities of the land sought for purchase to comment on them; alternatively this may indicate little concern for land and soil quality.

The intentions at the time of purchase of all landholders of less than 10 year's ownership were also elicited. Responses to this question are summarised in Table B.12. Respondents were asked to reply in their own words, and responses were categorised as follows:

- (a) *Commercial* - given as a positive indication of intentions to operate the farm at a commercial level eventually;
- (b) *Hobby farm* - when used by respondent, and implying residence on the property, and also when indicating some degree of non-commercial activity such as subsistence farming;
- (c) *Country retreat* - used to cover all responses such as a rural retreat, retreat and escape, to live in the country and enjoy the scenery, as well as a residence with low levels of farming activity;
- (d) *Establish a residence* - used for responses which indicated purely residential motives;
- (e) *Recreation* - used to indicate predominantly recreational intentions and additionally non-commercial and non-residential.

TABLE B.12

Intentions at Time of Purchase - Permanent and Non-Permanent Landholders of the New and Intermediate Ownership Groups

Intentions at Time of Purchase	Ownership Group			
	New		Intermediate	
	%	n	%	n
Commercial Production	30	17	50	9
Hobby Farming	28	16	6	1
Country Retreat	18	10	-	-
Establish a Residence	9	5	28	5
Retirement	11	6	11	2
Recreation	5	3	6	1
Total	101	57 <sup>a</sup>	101	18

<sup>a</sup> See footnote a Table B.5.

TABLE B.13

Future Intentions - Non-Permanent Landholders of the New,  
Intermediate and Established Ownership Groups

Future Intentions	Ownership Group					
	New		Intermediate		Established	
	%	n	%	n	%	n
Retirement	36	8	20	1	-	-
Commuting Base	18	4	-	-	-	-
Other Residential Use	9	2	-	-	15	2
Commercial Residential	4	1	20	1	-	-
Total Residential	67	15	40	2	15	2
Commercial Non-Residential	9	2	60	3	23	3
Sale of Property	9	2	-	-	8	1
Recreation - Non-Residential	9	2	-	-	15	2
No Response To Question	4	1	-	-	31	4
No Future Use of Property	-	-	-	-	8	1
Total	98	22	100	5	100	13

Difficulties were experienced in classifying the responses and a level of subjectivity is present in the categorisation due to:

- (a) perception variation by respondents when using such terms as retreat and hobby farm;
- (b) the interpretation of responses, especially as to the main reasons when a large number of reasons were given by the respondent;
- (c) the generalisation of responses.

In discussion with respondents, an attempt was made to gain a precise definition of their intentions. Whilst the responses indicated in Table B.12 do merge into each other, the pattern of intentions is indicative of the movement.

The future use of holdings by non-permanent landholders was also elicited and was less subjective. Responses are shown in Table B.13, the dominant response being retirement with an overall high residential component.

#### Summary

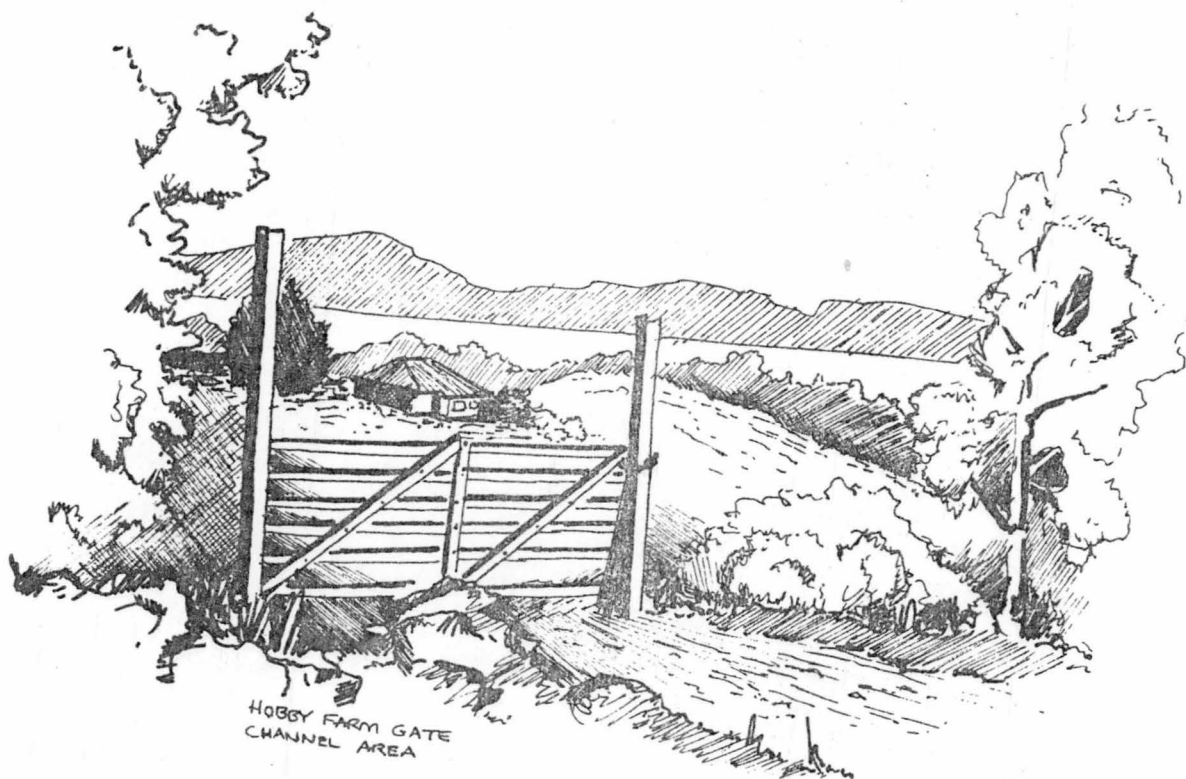
The new landholders and their households have made inroads into the community of the Cygnet-Channel area with 30% of sampled residents having moved into the area since 1973. They have come from the Hobart metropolitan area and the mainland capital cities. The group is a younger one in comparison with the established group as 48% of the new landholders and their households fall in the age range 21 - 40 years; only 30% of the established residents fall into this age range.

The new group are more highly educated than the established residents. This is reflected in their off-farm occupations consisting in the main of professional, technical, administrative and clerical positions. Of the new residents, 50% travel to work in the Hobart area, thus strengthening the claim that the area is becoming a rural residential zone for the Hobart commuter. Their reasons for establishment in the Cygnet-Channel area and their work patterns indicate the effect on the character of settlement will be the creation of a semi-urban, semi-rural area with many residents relying on Hobart for income while enjoying residence in a rural environment. This pattern of inward migration may continue. However, it is difficult to estimate the possible flow, as this study did not attempt to identify potential demand from residents living outside the area. Should the demand exist, then land will be available for purchase. Anticipated change in ownership was indicated by 40 (27%) of the 150 sampled landholders. This anticipated change included the sale of whole properties, the sale of parts of properties and land subdivision into small blocks. Extrapolation of these figures to the whole population indicates up to 150 properties, excluding subdivision, may come onto the market in the next five years. Although unforeseen factors could influence this number, current real estate activity in the area, particularly with subdivision, indicates a perceived continued demand for land, and thus a continuing inward migration of new settlers.

- <sup>1</sup> Details of relevant studies consulted in the preparation of this report may be found in Appendix 1: Bibliography.
- <sup>2</sup> Because of the small number of landholders falling into the group *intermediate landholder*, there was no point in graphically presenting the data relevant to this group. In fact, unnecessary complication of figures 6 - 8 would have resulted if this had been attempted.
- <sup>3</sup> Details of statistical techniques in testing significance levels may be found in Appendix 2.

## *chapter 2*

THE RURAL LANDHOLDINGS



HOBBY FARM GATE  
CHANNEL AREA

## Introduction

"A landholding is an area of land at one or more locations, held in a rural environment by a landholder, irrespective of size or location."

The rural landholders have been defined and grouped in the previous chapter and the use of the grouping is validated by the significant differences in the two populations. This chapter proceeds from the landholders, the people, to the land itself. The emphasis is on the functions of the land and how these functions differ between the two groups. To achieve this, the surveyed holdings are described, firstly in terms of the attributes of size and location, to identify the differences in the type of holding taken up by the new landholders.

Secondly, the use of the land by the ownership groups is compared. The use of the land is measured by commercial production and by domestic production. Domestic production is, by definition, not profit-income oriented nor is it as intensive as commercial production. Nonetheless, domestic production does imply some level of use and management of the land resource. Other indicators, used to show involvement with the land, are improvements, the keeping of non-commercial livestock and the ownership of machinery. These are applied to the new and established landholder groups to assess comparative involvement in the land resource<sup>1</sup>.

With the *landholder* and the *landholding* described, it is appropriate to look at the requirements of the landholders in servicing their holdings. The patterns of domestic service provision (water supply and sewage disposal), the shopping patterns and the demand placed on the maintenance of local roads are the focus of the service requirements.

The information provided on the landholders and the landholdings is drawn together and applied to the theoretical typology developed in Section A. The essential differences between the new and established landholder groups are thus further developed in numerical form as a result of integrating the information on the people and their landholdings.

## Location

The distribution of the landholdings, and the breakdown by length of ownership are presented in Table B.14 and Map 8. On the basis of this data Kettering, Cygnet, Gordon, Middleton, Garden Island, and Nicholls Rivulet are the most populous localities. The level of change occurring within the area is indicated by the proportion of new landholdings in each locality. In the following locations more than 50% of the sampled landholdings were owned by new landholders: Cradoc (62%); Garden Island Creek (58%); Petchey's Bay (56%); and Nicholls Rivulet (54%). Whilst these localities do show a high proportion of new landholders, the overall difference in distribution of the two groups is only significant at the 0.2 level.

Although the travel time to Hobart may explain the popularity of Kettering and Cradoc, the overall spread of new landholders across the area suggests that travel time is not an important criterion in the choice of location for new landholders.



TABLE B.14

Distribution of Survey Population and Breakdown of Landholdings  
Sampled in each Location by Ownership Group  $n = 150$

Location	Total Sample		Ownership Group					
	%	$n$	New %	$n$	Intermediate %	$n$	Established %	$n$
Garden Island	8	12	58	7	17	2	25	3
Nichols Rivulet	7	11	54	6	9	1	36	4
Cygnets	11	17	35	6	-	-	65	11
Slab Road	6	9	11	1	11	1	78	7
Cradock	5	8	62	5	12	1	25	2
Wattle Grove	6	9	44	4	11	1	44	4
Petchey's Bay	6	9	56	5	11	1	33	3
Lymington	4	6	17	1	-	-	83	5
Kettering	19	29	38	11	24	7	38	11
Woodbridge	5	7	29	12	14	1	57	4
Birch Bay	5	7	14	1	29	2	57	4
Middleton	8	12	25	3	8	1	67	8
Gordon	9	14	43	6	-	-	57	8

$$\chi^2 = 13.01, 0.2 > p\text{Ho} > 0.1, \text{d.f.} = 9$$

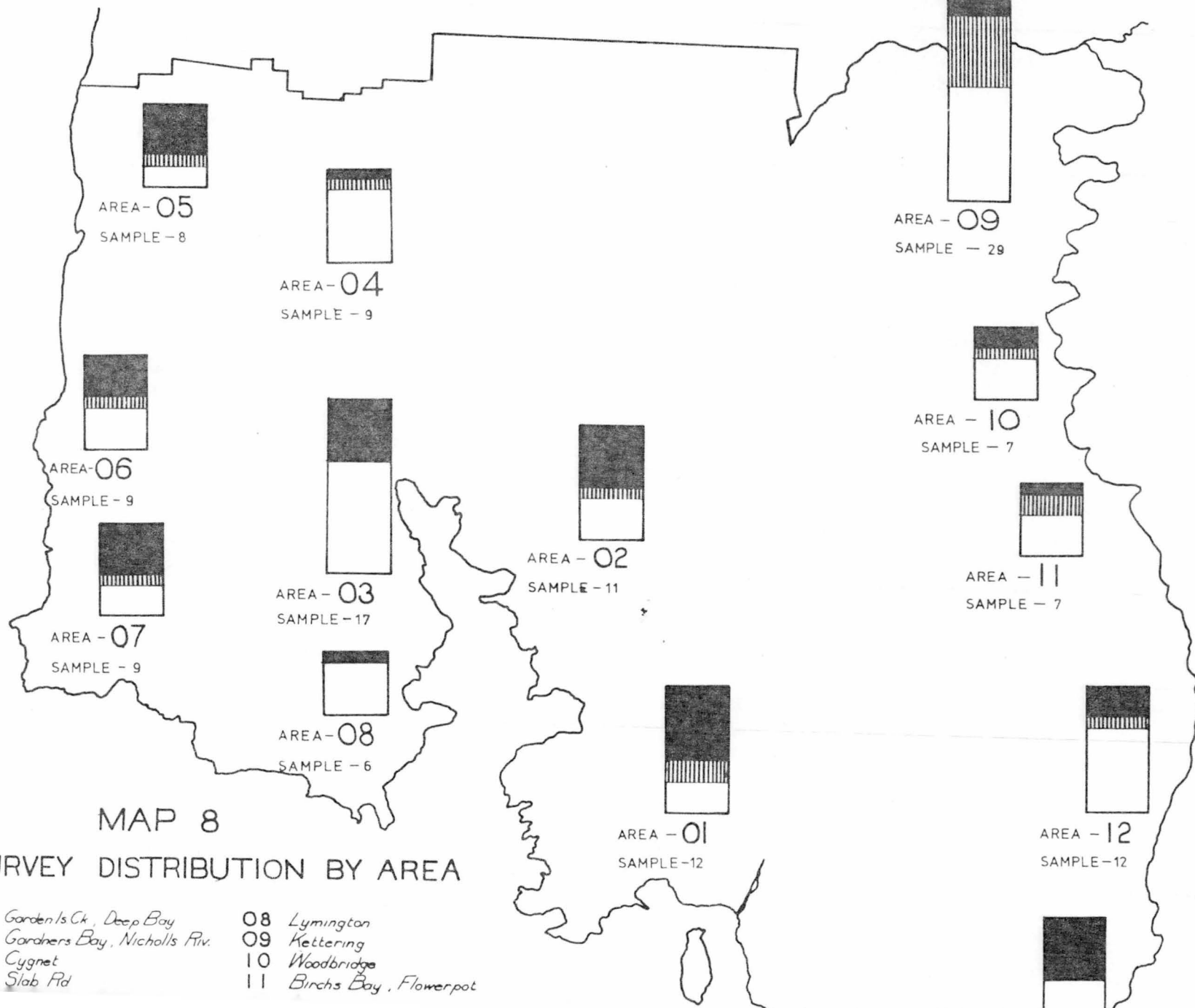


TABLE B.15

Distribution of Size of Holding Within each Ownership Group

Ownership Group		Size of Landholding (ha)							
		1	2	3-5	6-10	11-20	21-50	51-100	101+
New	%	3	16	9	21	21	14	10	7
	n	2	9	5	12	12	8	6	4
Intermediate	%	22	0	6	28	0	17	12	17
	n	4	0	1	5	0	3	2	3
Established	%	8	4	10	11	18	22	15	14
	n	6	3	7	8	13	16	11	10
Total	%	8	8	9	17	17	18	13	11
	n	12	12	13	25	25	27	19	17

$$\chi^2 = 12.73, 0.1 > p\text{Ho} > 0.05, \text{d.f.} = 7$$

### Size of Holdings

The distribution of sizes of holdings for the area as a whole illustrates the predominance of small farms; nearly 60% of all holdings are under 20 ha (Table B.15). This is partly due to the historic mode of settlement, and partly due to the recent 5-acre subdivisions and practice of excising small blocks for residential purposes.

By resolving the landholdings into two groups according to length of ownership, two distinct patterns emerge (Figure 10). The new landholders show a preference for 6 - 10, 11 - 20 and 2 ha properties, the popularity of the latter being attributed to the current pattern of subdivision. For the established landholders, the distribution of holding size is approximately skew-normal about a mode of 21 - 50 ha. The bias towards the larger size reflects the greater number of commercial holdings and the acreage necessary to support such enterprises. The difference between the two groups is significant at the 0.1 level.

### Commercial Land Use

"A commercial landholding is an area of land at one or more locations where an agriculture activity is undertaken ... with an estimated gross income from agriculture operations of \$1 500 or more."

Details of commercial production, and the proportion of income from this production, were elicited when the landholding satisfied the above definition. The pattern of commercial production indicated by the survey is similar to that observed in the agricultural statistics (Appendix 5). Of the 150 landholdings, only 27% (40) were classified as commercial.

FIGURE 10

Size of Landholdings of New and Established Landholders  
 a Shows Frequency % Against Size in Hectares  
 b Shows the Cumulative Frequency % for each Ownership Group

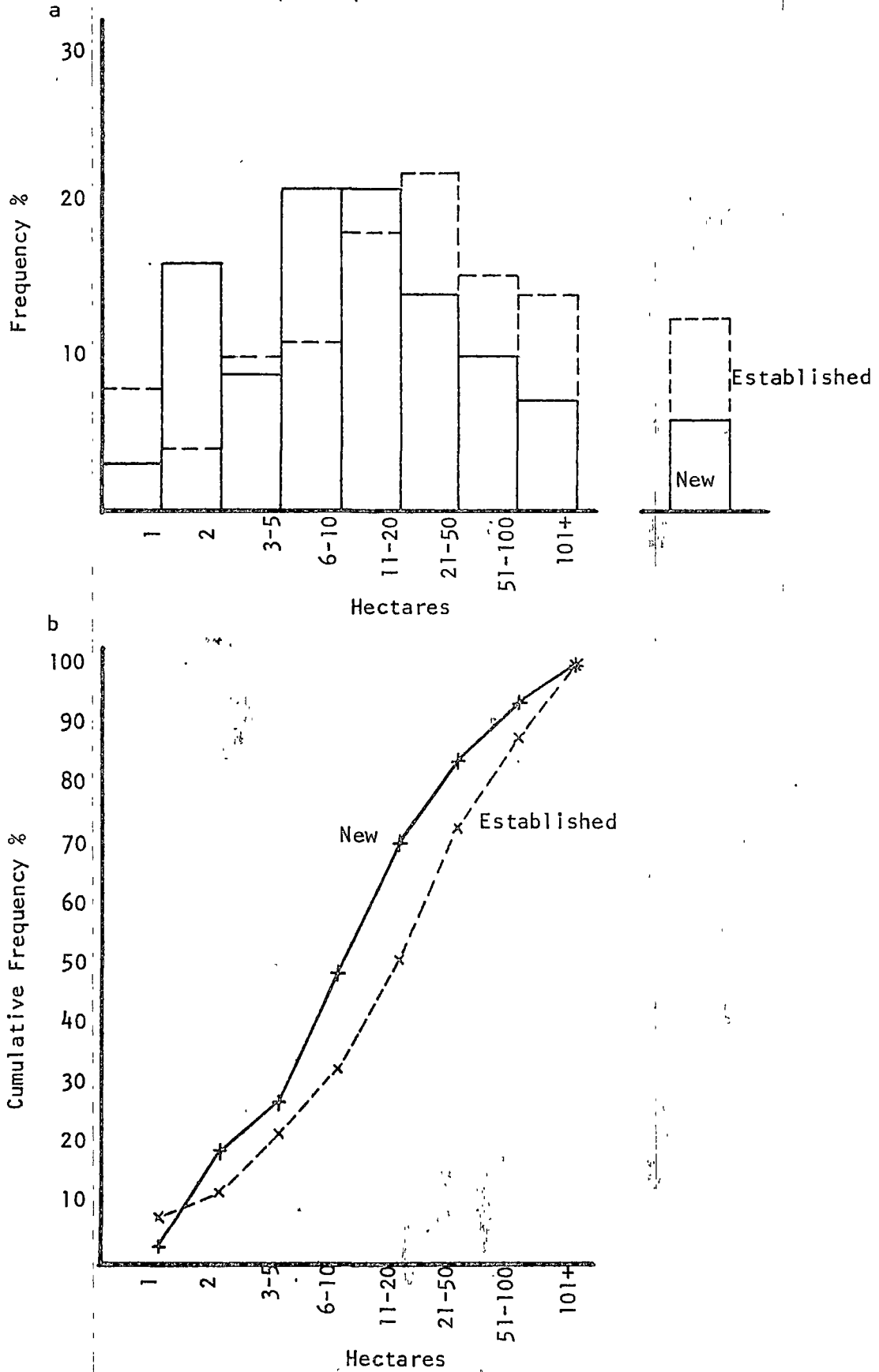


TABLE B.16

Commercial Landholdings - Principal Products (n = 40)

Principal Product	Frequency %	n
Apples, Pears	45	18
Beef Cattle	28	11
Small Fruit	10	4
Dairy Produce	8	3
Poultry, Eggs	5	2
Pigs	3	1
Timber	3	1
Total	102	40

Despite past and present economic difficulties, apple and pear production is still the major commercial activity, followed by beef, small fruit, and dairying, in that order (Table B.16). However, beef production was the most common pursuit on commercial landholdings with an 80% involvement. In comparison, apples and pears were a source of income for only 48% of landholdings. The full range of commercial products is shown in Table B.17. These figures indicate a definite trend away from specialization: 33 of the 40 commercial landholdings indicated involvement in two or more products. ✓

The definition of commercial production is not an accurate representation of property viability. The proportion of income derived from production gives a better indication of farm viability and landholder involvement in commercial production (Table B.18). However, this gives no indication of the level of income: a farm operated as a 'tax dodge' may return a trivial proportion of income if the non-farm income is high; a farmer may receive 100% of income from production and still be at the poverty level. Only 33% (13) of the commercial holdings return more than 90% of the total household income, and a further 50% return 50% or less of total household income. ✓

TABLE B.17

Commercial Landholdings - Involvement in all Types of Production

Production	Frequency %	Involvement n
Beef Cattle	80	32
Apples, Pears	48	19
Small Fruit	20	8
Vegetables	18	7
Sheep	10	4
Dairy Produce	8	3
Timber	8	3
Horses	8	3
Pigs	5	2
Poultry, Eggs	5	2
Stockfeed	2	1
Cat Breeding	2	1
Other	5	2

The two ownership groups show different levels of commerciality: 12% (7) of the new group are commercial, as against 38% (28) of the established group. Table B.19 summarises the categorisation of landholders - landholdings by commerciality, permanence and length of ownership.

TABLE B.18

Commercial Landholders - Proportion of Income from Commercial  
Production (n = 40)

Proportion of Income %	Frequency %	n
1-10	3	1
11-20	5	2
21-30	3	1
31-40	18	7
41-50	20	8
51-60	5	2
61-70	10	4
71-80	3	1
81-90		-
91-100	33	13
Total	100	39 <sup>a</sup>

<sup>a</sup> One respondent did not know the proportion of income from production

With respect to source of income, the new landholders are involved in similar enterprises to the established group, but tend to be less involved in apple production (two out of seven against 17 out of 32), and more involved in beef (all seven against 25 out of 32). This reflects the experience, acreage of trees, and infrastructure needed for viable orcharding, whereas, with limited experience, beef cattle can be run on any farm.

TABLE B.19

Landholder Categorisation by Length of Ownership, Occupancy  
and Commerciality

Ownership Group		Commercial			Non-Commercial		
		Perm	Non Perm	Total	Perm	Non Perm	Total
New	%	12	-	12	50	38	88
	n	7	-	7	29	22	51
Intermediate	%	22	5	27	50	22	72
	n	4	1	5	9	4	13
Established	%	35	3	38	47	15	62
	n	26	2	28	35	11	46
Total	%	25	2	27	29	25	74
	n	37	3	40	73	37	110

The proportion of income received from production illustrates a basic difference between the two groups: of the seven new commercial landholdings, only one returns more than 90% of income from production, another 61-70%, and the rest 50% or less; 12 of the 28 established commercial holdings return more than 90%, four 51-80% and the rest (12) 50% or less. These figures suggest that new landholders take up commercial farming as a sideline, as opposed to the established farmers who either enlarge or diversify and aim for high income levels, or resign themselves to a low return and take a second job. Although the effects may be similar in the long run, the motives are quite different.

In summary, only 13 of the 150 landholdings are returning a significant livelihood for their owners. Although the present patterns of production are still largely based on traditional enterprises, changes are occurring, particularly due to new settlers. Some of the activities have not yet reached their full commercial potential. For example, an extensive vineyard is being established at Cygnet for commercial wine production, using small fruit and apples, as well as grapes. Other novel enterprises include cherry growing, propagation of native plants, and cat, dog and horse breeding.



## The Non-Commercial Land Use

In an area where agriculture is declining it is appropriate to investigate the non-commercial use of land. It is not the purpose here to judge the relative merits of commercial production and domestic, self-sufficiency production, but rather to compare the non-market use of land by new and established landholders. This aspect of land use was assessed in four ways: domestic production; improvements to holdings; the keeping of non-commercial livestock, and the ownership of machinery.<sup>2</sup>

To allow comparison of domestic production, a self-sufficiency index was devised. This aggregated the weighted percentage of domestic requirements of various commodities that the landholder produced. The formulae used may be found in Appendix 2.

The present patterns of self-sufficiency (Figure 11) show distinct differences between the two main groups, significant at the 0.05 level (Appendix 8), with more of the new landholders at lower levels of self-sufficiency. This is partly due to the developing nature of the landholders' productive base such as immature fruit trees and vegetable gardens in the process of being established. To overcome the time differential, respondents were asked to realistically estimate the level they hoped to be able to achieve in the future. Results showed that the future levels indicated by the established landholders are comparable to their present levels. However, the new landholders have aims higher than their present levels, and higher than the current levels of the established landholders. These levels may reflect unattainable ideals if the self-sufficiency of the established group is taken as indicative of the potential production. Alternatively, the high proportion of new landholders with intended self-sufficiency indices greater than 60% may reflect a different attitude to the use of land, and a desire for a more independent, self-reliant lifestyle.

The keeping of non-commercial livestock is also an indicator of land involvement. The findings of the survey are shown in Figure 12. The general trend is for more of the new landholders (compared with established landholders) to keep any particular animal. The greatest divergence between the two groups is in the keeping of goats and horses. However, the overall difference is not significant ( $0.3 < p_{Ho} < 0.5$  - Appendix 8).

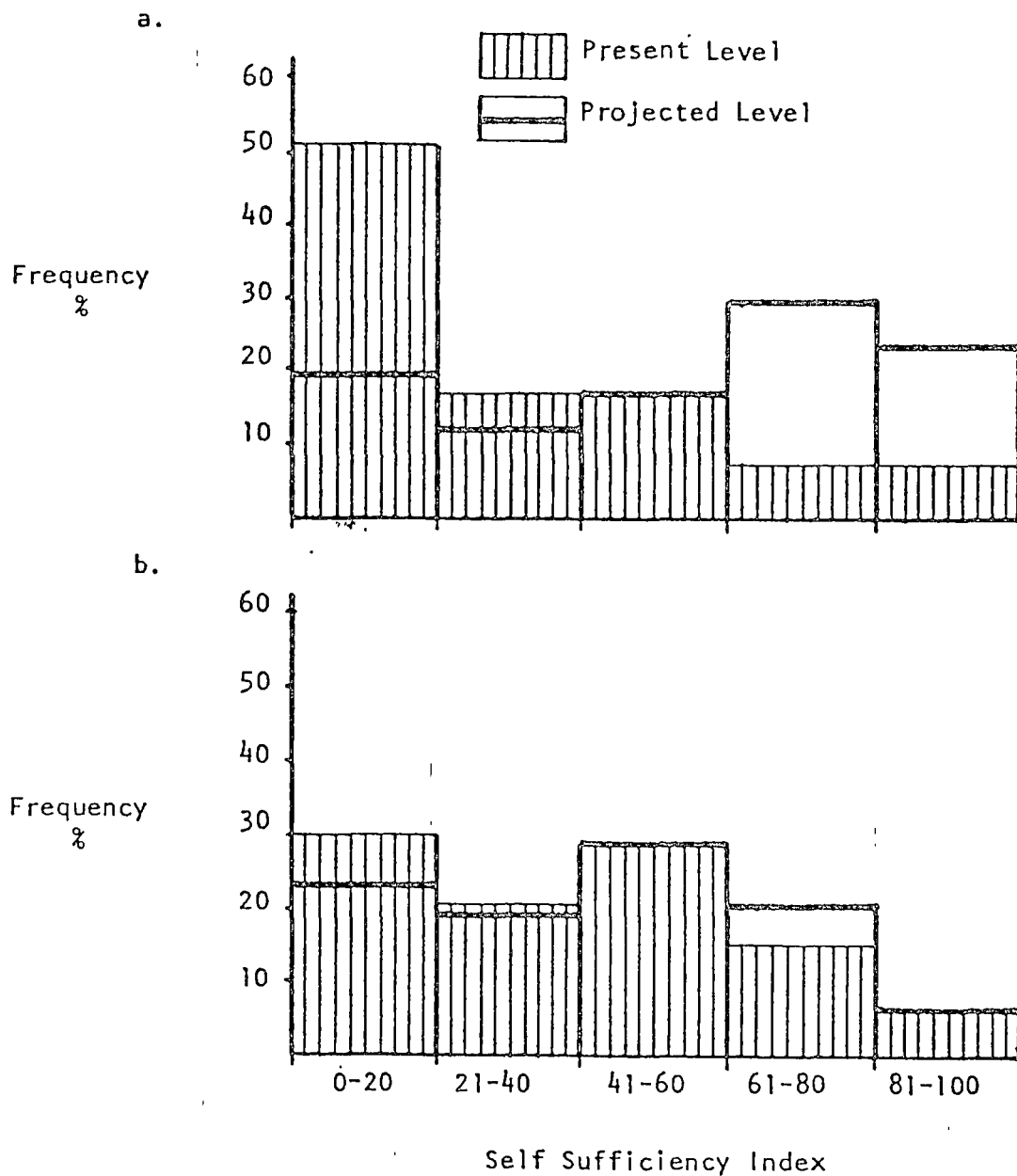
Property improvement is also an indicator of land involvement. Respondents were asked what improvements had been undertaken in the past three years and what were intended in the next three. No attempt was made to assess the degree of improvement; consequently, an inherent weakness is the landholders' perception of what constitutes an improvement. Attempts were made in the course of the interviews to differentiate between general maintenance and development. Difficulties also arise in the actual comparison, as an established landholder may have achieved a high level of development prior to 1974, whereas new landholders are likely to have acquired a property which is either undeveloped or run-down, thus having to make considerable improvements during their time of ownership.

FIGURE 11

Self Sufficiency of Landholders<sup>a</sup> - Present and Projected Levels

a. New Landholders

b. Established Landholders



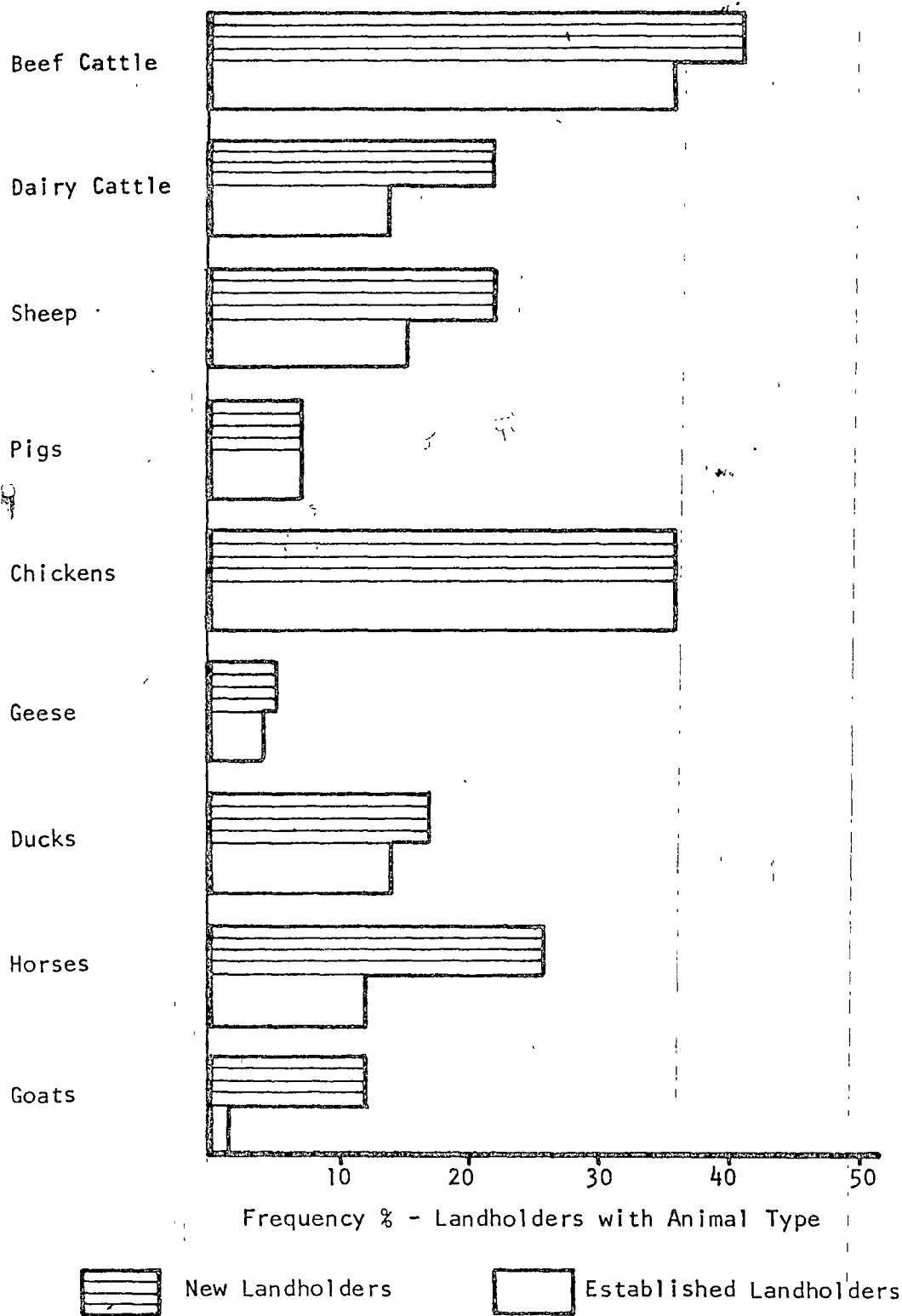
Statistical Test for Differences in Present Levels:

$$\chi^2 = 10.93, p_{Ho} < 0.05, d.f = 5$$

<sup>a</sup> Including both permanent and non-permanent landholders

FIGURE 12

Types of Livestock Kept Non-Commercially by  
New and Established Landholders<sup>a</sup>

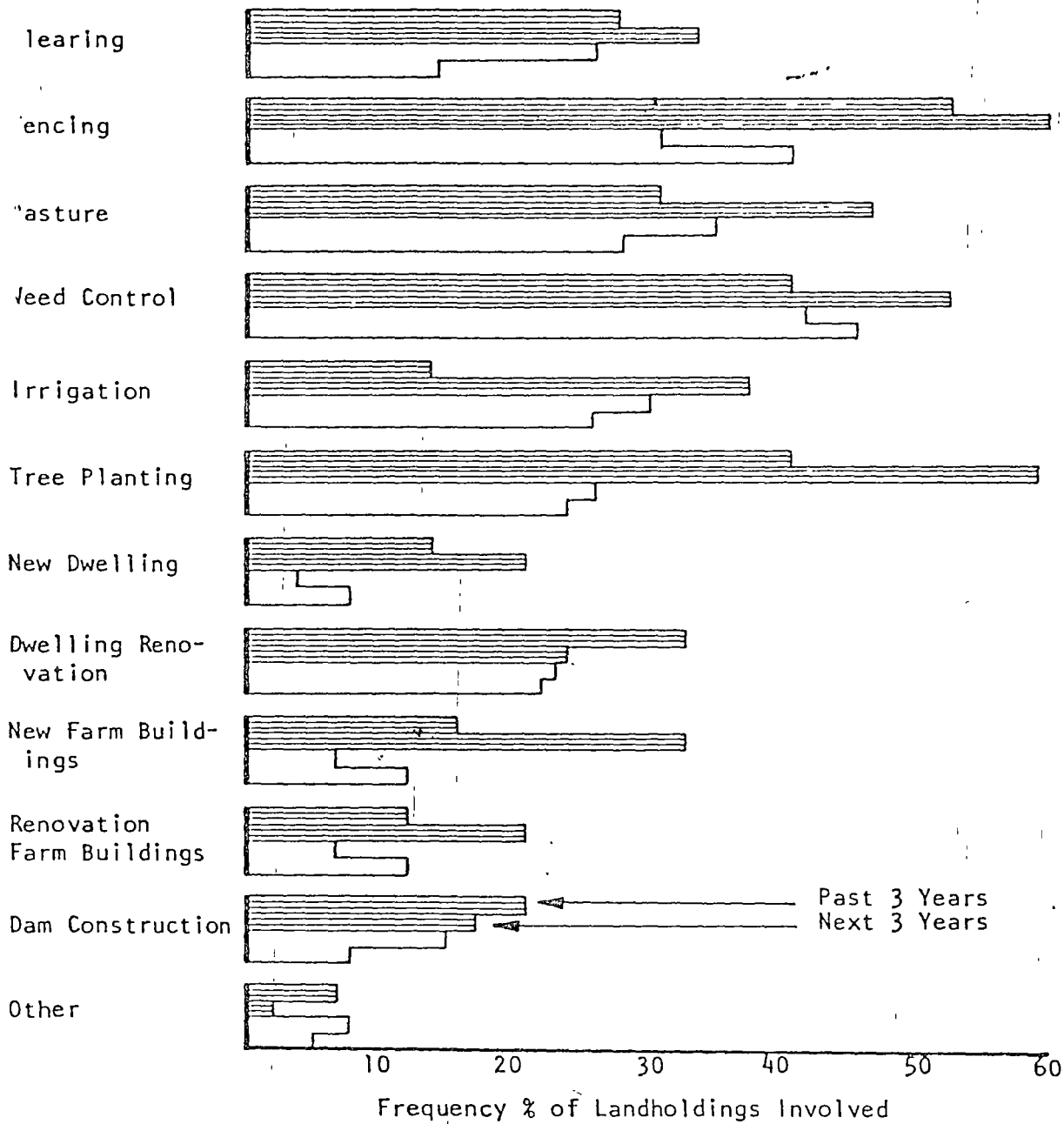


$$\chi^2 = 7.34, 0.50 > p > 0.30, d.f. = 7$$

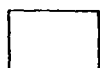
<sup>a</sup> Including both permanent and non-permanent landholders

FIGURE 13

Involvement in Property Improvements in the Past Three Years and Intended Involvement for the Next Three Years  
New and Established Ownership Groups



New Landholding



Established Landholdings

Including both permanent and non-permanent landholders

Despite these difficulties, Figure 13 suggests that new landholders tend to be as involved in land improvement as the established landholders. The most notable difference is that the new landholders are more involved in tree planting and the construction and renovation of buildings than the established landholders, who tend to occupy more of the older buildings and to have completed renovations already. The construction and renovation activities of the new group reinforce the hypothesis that this group is able to finance property improvements independently of farm-generated capital. Both groups were involved in the erection of new dwellings in the post-bushfire period, 1967-73 (Table B.20).

Another indicator of land use is the ownership of machinery (Table B.21). Whilst ownership does not imply use, and landholders may rent, share or borrow machinery, this aspect is assessed to compare the two main groups. Table B.21 presents the pattern of ownership for non-commercial landholdings and suggests that there is only a slight difference between the new and established groups. Several established landholders commented that they often did work for the new landholders or lent them machinery.

#### Domestic Services, Roads and Shopping Patterns

Rural areas, because of their low population density, often cannot be serviced by roads, sewerage, water and electricity, as readily as urban areas. Consequently, the new settlers moving into the Cygnet-Channel area have sometimes had to adapt to the less sophisticated mode of rural life.

TABLE B.20

Dwellings on Landholdings - New and Established Ownership Groups

Age of Dwelling	Ownership Group			
	New		Established	
	%	n	%	n
Pre 1945	33	19	53	39
1946 - 1966	12.1	7	21.6	16
1967 - 1973	13.8	8	12.2	9
1974 - Survey	15	9	-	-
No Dwelling	26	15	13	10
Total	100	58	100	74



PLATE 19

A new home in a bush clearing.



PLATE 20

A Bush Retreat.

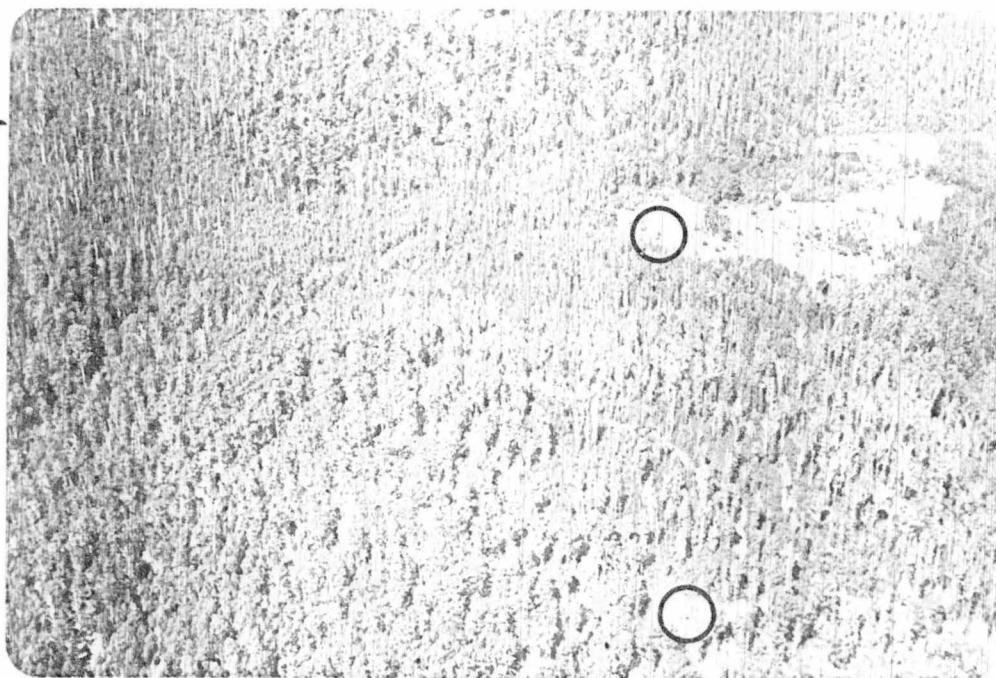


PLATE 21

The uncleared bush which provides an ideal hideaway setting is the site of two new homes.

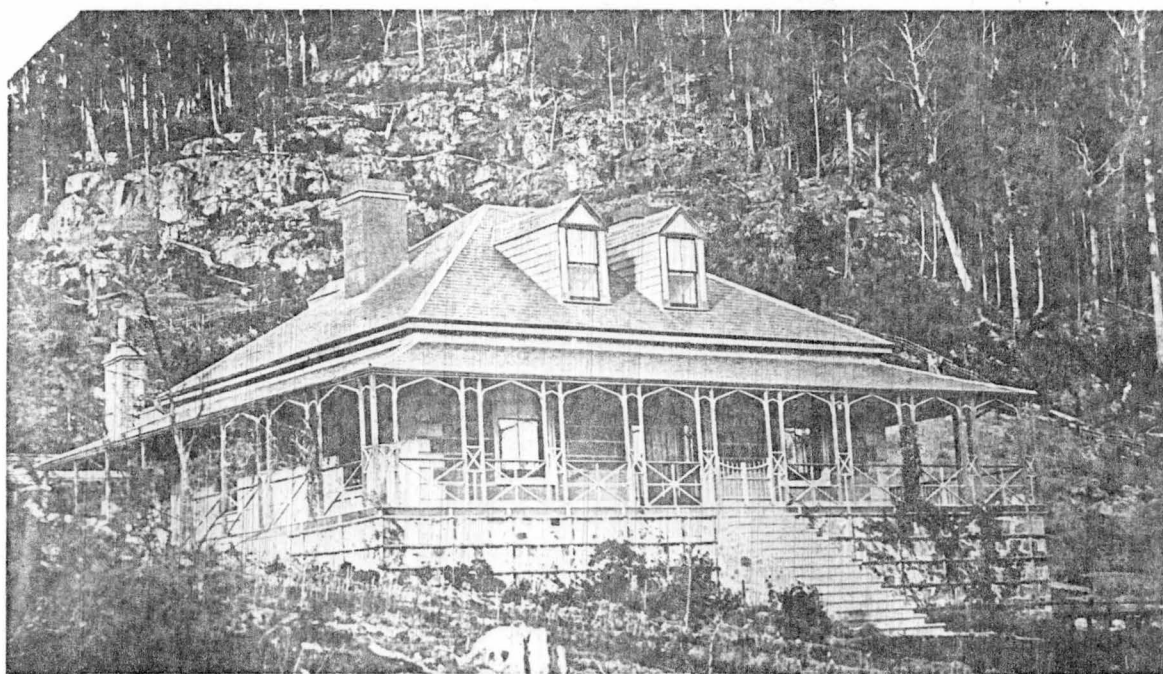


PLATE 22

*Sunnybanks, Middleton about 1880.*

An early colonial home built in 1847 which was partly destroyed in the 1967 bushfires and now almost restored in its original condition.  
 Unsourced (Archives No. NS479/74)

TABLE B.21

Ownership of Machinery - New, Intermediate and Established  
Landholders<sup>a</sup> on Non Commercial Landholdings

Machine Owned/Shared	Ownership Group					
	New		Intermediate		Established	
	%	n	%	n	%	n
Tractor	48	24	62	8	48	22
Cultivator	40	20	46	6	52	24
Slasher Etc.	24	12	37	5	33	15
Truck, Ute	39	19	62	8	28	13

<sup>a</sup> Including both permanent and non-permanent landholders

For instance, the supply of water to dwellings is predominantly via roof catchments and tanks, with only a small percentage of the surveyed population being in a position to use the reticulated supply of Cygnet Township (Table B.22). Ironically, the landholders on the town supply seemed less satisfied with the quality of their water quality. Turbidity was a common cause for complaint.

The septic tank is the main method of sewerage disposal (83%), with a few residents using alternatives such as sanitary pans, chemical and biological destruction toilets, and the occasional pit privy. The majority of respondents were satisfied with their existing arrangement, and there were only a few complaints of odours or inconvenience. Some expressed a desire for mains sewerage; a 'pipe dream' for this particular area with the existing settlement pattern.

The major source of dissatisfaction with respect to rural service provision concerns road provision and maintenance in the region. The areas of dissatisfaction are shown in Table B.23. All elements of the population expressed concern about the condition of the roads. The principal access road to the area from Hobart, the Channel Highway, was the subject of much criticism. However, one respondent did express the belief that the poor condition of the road could be beneficial in retarding the growth of the area.

Lousy, suicidal, substandard, and only a bullock track were some of the terms used to describe this highway, and several of the respondents were of the opinion that it was in better condition 30 years ago. Many people commented that the road was substandard relative to the current volume, speed, and type of traffic, especially with respect to the heavy commercial and industrial use, combined with the new commuting element of the population.



TABLE B.22

Supply of Water to Dwellings on the Surveyed Landholdings  $n = 123$ 

Type of Water Supply	Number of Dwellings	%
Town Water	19	16
Tanks	100	81
Creek, Dam	4	3
Total	123	100

TABLE B.23

Dissatisfaction with Roads in the Study Area  
 55% ( $n = 85$ ) of Landholders Expressed Concern Regarding the State of Roads

Area of Dissatisfaction	Number of Landholders	%
Channel Highway, Local Roads	33	39
Channel Highway Only	27	32
Local Roads Only	13	15
General Dissatisfaction	10	12
Huon Highway	2	2
Total	85	100

TABLE B.24

Shopping Patterns of the New and Established Ownership Groups<sup>a</sup>

Commodity	Groceries		Meat		Hardware		Petrol	
Ownership Group	New %	Est. %	New %	Est. %	New %	Est. %	New %	Est. %

Shopping Location <sup>b</sup>								
Local	24	52	29	54	21	33	33	55
Mostly Local, Sometimes Other	36	21	11	6	21	18	10	6
Hobart	24	4	34	15	54	46	24	6
Kingston	14	21	20	24	4	1	12	6
Huonville	2	2	3	-	-	1	20	27
Other	-	-	3	2	-	-	-	-
Total % n	100 50	100 67	100 35	100 54	100 48	100 67	100 49	100 66

<sup>a</sup> Including both permanent and non-permanent landholders<sup>b</sup> The category "Mostly non-local, some local" was omitted as no responses fell into this category.

TABLE B.25

Details of Dissatisfaction with the Local Shopping Facilities of the Study Area. 32% of Survey Respondents ( $n = 43$ ) Expressed Concern

Reason for Dissatisfaction	Frequency %	n
Too Expensive	35	15
Incomplete Facilities	30	13
Too Expensive, Poor Range	19	8
Poor Range of Goods	16	7
Total	100	43

The supply of electricity is widespread throughout the Cygnet-Channel area, and connection is a relatively simple procedure. However, extension of existing power lines carries the imposition of a minimum charge for a number of years. When it is considered that the source of heating, and sometimes cooking, is wood, it becomes a relatively expensive proposition to connect power, mainly for lighting and refrigeration.

The shopping details of new and established landholders are shown in Table B.24. The pattern for all commodities demonstrates that the new settlers tend to do less of their shopping locally than their established counterparts. This is understandable when the more mobile commuting aspect of the new population is taken into consideration. Quite often these people are not in the local area during shopping hours, and they are probably not readily inclined to forsake the cheaper prices of the city stores and supermarkets.

Despite this, the fact that approximately 30% do their shopping locally must give reasonable support to local businesses. The areas of dissatisfaction with local shops, for all respondents, demonstrates the

TABLE B.26

Classification of the Surveyed Population According to the Landholder Typology (n = 150)

	Landholders Receiving Income from Agriculture																		No Agricultural Income							
	Full-Time						Part-Time																			
	Commercial						Commercial						Non-Commercial													
	Permanent			Non Permanent			Permanent			Non Permanent			Permanent			Non Permanent			Permanent			Non Permanent			No Use	
Domestic Production <sup>b</sup>	% n	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	L	M	H	-
Established Landholders		1	3	4	-	1	-	1	5	4	1	-	-	3	9	2	1	1	-	3	6	-	3	-	-	3
		1	4	6	-	1	-	2	7	6	1	-	-	4	14	3	1	2	-	5	9	-	4	-	-	4
New <sup>a</sup> Landholders Ex Urban		-	-	-	-	-	-	1	2	1	-	-	-	1	3	2	1	1	-	3	8	1	9	1	-	5
		-	-	-	-	-	-	1	3	2	-	-	-	2	4	3	2	1	-	5	12	2	13	1	-	7
New <sup>a</sup> Landholders Ex Rural		-	-	1	-	-	-	-	1	1	1	-	-	1	1	-	-	-	-	1	3	-	-	-	-	1
		-	-	1	-	-	-	-	2	2	1	-	-	2	2	-	-	-	-	1	5	-	-	-	-	2
Total		1	3	5	-	1	-	2	8	7	1	-	-	5	13	4	2	2	-	7	17	1	11	1	-	9
		1	4	7	-	1	-	3	12	10	2	-	-	8	20	6	3	3	-	11	26	2	17	1	-	13

<sup>a</sup>New Landholders - Including the intermediate group<sup>b</sup>Domestic Production - L = Low, M = Medium, H = High

difficulties facing both shopkeepers and consumers in small rural towns (Table B.25).

### The Typology Applied

The typology, developed in Section A, is an appropriate means of summarising and classifying all landholders in the Cygnet-Channel area (Table B.26). To fit all landholders to the typology it was necessary to informally estimate whether landholders received any income from agriculture. This was generally indicated by numbers of livestock or by informal comments of landholders. All other information used in Table B.26 has been presented in previous chapters.

It is necessary to point out that coastal subdivision landholders have not been included here, because of the incompatibility of the data. No information was elicited on agricultural production; in any case, most blocks are too small to support any production. No domestic production levels were obtained. Furthermore, the terms *new* and *established* do not have comparable meanings for rural and coastal landholders (p 122).

The classification of landholders illustrates the function of the typology in the avoidance of unclear nomenclature. In time, a landholder may shift from non-commercial to commercial, from part-time to full-time or across any numerical boundary into a different class. In effect, the typology presents a static picture of the breakdown of the landholders at the time of the survey.

### Summary

In many respects the two landholder groups are not very different. Some areas are more popular than others for the new landholders but they are widely distributed across the whole area. The most popular localities appear to be Cradoc, Garden Island Creek, Petchey's Bay and Nicholls Rivulet. The contrast in size of holding illustrates three prominent features: firstly, the *rationalisation* process has forced many of the smaller and less viable properties on to the market; secondly, the new settlers are attracted to smaller holdings (6 - 20 ha); and thirdly, the five-acre subdivision is a relatively new phenomenon in itself.

As the Cygnet-Channel area has experienced the decline of its agriculture mainstay, it is not surprising to find that only 27% of holdings are commercial. Similarly it is not surprising to find that most new landholders are not commercially oriented. Whilst not being actively involved in production for profit, the new landholders, as a group, would appear to be interested in using the land for non-commercial purposes, as indicated by domestic production, (especially in terms of their future intentions). Improvements, livestock and machinery indicate that the new landholders are actively involved in the use and management of the land resource, but these indicators are, because of their limitations, weak indicators.

As is the case in most rural areas, water supply and sewage disposal are the responsibility of the individual landholder. Most new landholders accept that they will never have the luxury of mains sewerage or reticu-

lated water. The most important impact on services is attributable to the numbers of people involved in the resettlement of rural areas. This is most apparent with respect to road usage and the consequent demands for road maintenance. The numbers of new landholders and their mobility have led to increased traffic and, in some cases, this has resulted in roads being inadequate for the current traffic volumes.

- 
- <sup>1</sup> The intermediate group was omitted because the data relevant to this group would complicate figures 10-13 without contributing additional information.
  - <sup>2</sup> The breakdown by permanency and commerciality of landholding attributes was not undertaken as the sample was not sufficiently large for the resultant classes to be statistically meaningful.

## *chapter 3*

COASTAL LIFESTYLES  
AND LAND USE



The Cygnet-Channel area is associated with extensive and diverse coastal environments. A common feature is that all are relatively protected from severe sea conditions and, as such, provide many opportunities for coastal-based recreation. For example, the land mass of Bruny Island that bounds the D'Entrecasteaux Channel affords significant protection of the south and eastern seabords (Plate 23) of the area. The opening of the Huon River inlet is in the vicinity of Verona Sands and, consequently, the foreshore up-river from this point assumes a more estuarine character than the coastline proper. Nevertheless, there are still significant sandy bays and headlands, particularly at the mouth of Port Cygnet, to attract recreational use (Plate 24 ).

This chapter details the results of a postal survey of the coastal landholders. The information presented includes a measure of the subdivisional development taking place along the coastline of the Cygnet-Channel area, and draws on the responses of landowners to construct a picture of changes likely to occur in the future. A discussion of the broad influence of present subdivisions on landscape is included in addition to a summary of the findings of the coastal survey.

#### Subdivisional Development

There are approximately 540 recreational building sites on the coast in the Cygnet-Channel area<sup>1</sup>. The sites are almost exclusively located along the attractive sandy beaches between Cygnet township and Gordon, and occur predominantly in the Port Cygnet Municipality. The locations of the major subdivisions are represented by the *changing building areas*<sup>2</sup> shown on Map 4. The principal subdivisional sites are Verona Sands, Eggs and Bacon Bay, Abels Bay, Randalls Bay, Garden Island Creek, and to a lesser extent areas at Gordon and Deep Bay (Table 27, Maps 2 and 4). Most property owners reside in urban Hobart, as is evident in the breakdown of residential addresses of holiday home site owners (Figure 14).

TABLE B.27

Numbers of Holiday Homes in Selected Subdivisions 1960 - 1977  
From THORNE, K., 1977<sup>3</sup>

Location of Subdivision	Number of Holiday Homes		Percentage Change
	1960	1977	
Deep Bay	0	33	∞
Eggs and Bacon Bay	2	15	+650
Verona Sands	0	65	∞
Garden Island Creek	14	22	+57.1



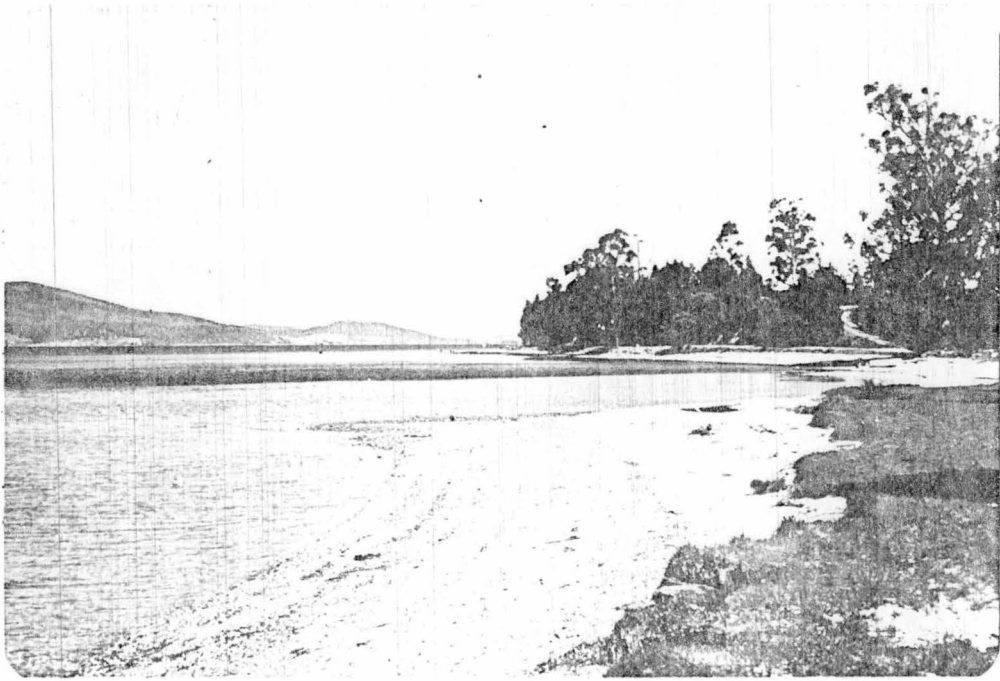


PLATE 23

The Safe, Sheltered Beach at Middleton looking South across the D'Entrecasteaux Channel to Bruny Island.

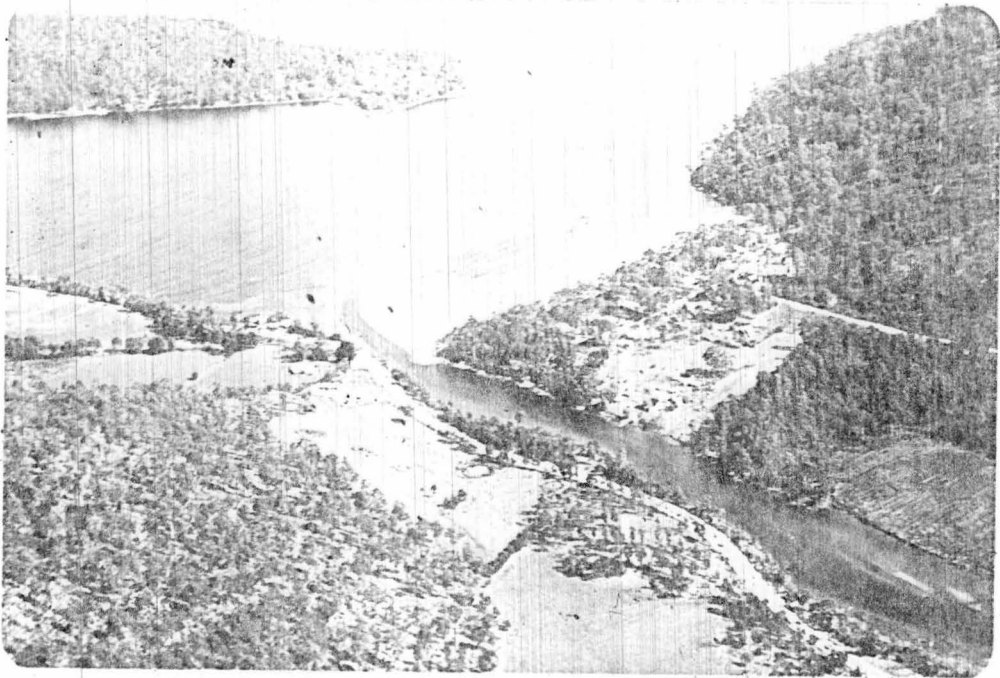
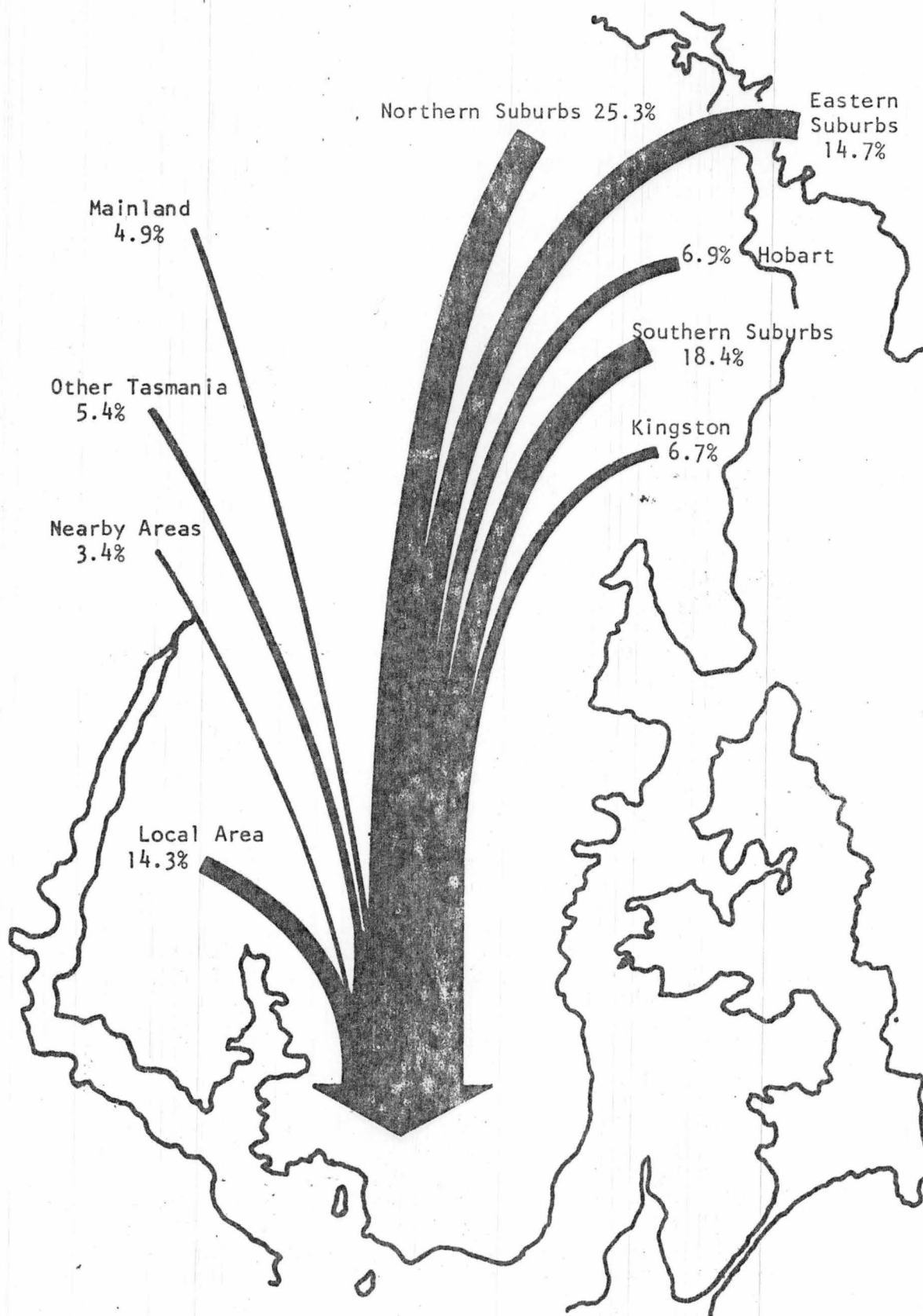


PLATE 24

An Aerial View of the Holiday Home Subdivision on the Sandy Bay at the Mouth of Garden Island Creek. Garden Island is in the background.

FIGURE 14

Distribution of Coastal Landholders by Rated Address



Of the total of 540 sites, about 15% are owned by individuals or organisations holding large groups of sites, up to 30 blocks in some cases. These are probably the unsold sites of subdividers or their agents, or they belong to people who purchased parcels of sites for speculative purposes. Other multiple site owners are those with two or three blocks. It is thought that these are either held as an investment for children, or as an attempt to increase space and privacy beyond the size of a normal holiday home site (commonly 600 - 1 000 m<sup>2</sup>).

The postal survey<sup>4</sup>, which attempted to explore recreational home development, used the total population of coastal subdivision site landholders as the sample. Of the 407 landholders surveyed, 199 usable responses were received. The difference, 540 landholdings to 407 landholders, reflects the multiple holding aspect.

A measure of the use of subdivisions was determined by the incidence of dwellings, of one sort or another, on these blocks. The result, which is described in detail further on, showed 50% of landowners have a fixed dwelling on their property. Consequently, there is still considerable potential for development in these areas, even without further subdivision. For example, what we perceive now as the built environment, and the implications that can be drawn from the present state of these recreational communities, could be altered significantly with the passage of time.

#### The Coastal Landholders

To ascertain if there had been any specific growth periods in property purchase in the coastal subdivisions, the landowners were asked how long they had owned their property. The responses (Table B.28) do not demonstrate any particular trend, except to suggest an ongoing demand for recreational land ownership in coastal areas of the region.

TABLE B.28

Length of Ownership of Coastal Landholdings (n = 199)

Length of Ownership (Years)	Frequency	
	%	n
Less than 2	25	50
2 - 4	26	52
5 - 9	26	51
10 - 15	14	28
Greater than 15	9	18
Total	100%	n = 199

The basis of land ownership in the coastal subdivisions is recreational, but earlier retirement ages, and the desire of some people to live permanently in a coastal situation could change this. Table B.29, demonstrates that there is a very wide variation in occupancy rates, ranging from a complete lack of residential involvement (35%) up to the 11% level of what is essentially permanent occupancy.

TABLE B.29

Occupancy of Coastal Landholdings - Number of Nights  
Landholders Stayed on Their Properties each Year

Occupancy - Nights/Year	Frequency	
	%	n
None	35	70
1 - 10	8	16
11 - 30	15	30
31 - 50	15	29
51 - 100	16	32
Most Nights	11	22
Total	100	199

The responses of Table B.30 obviously indicate the importance of the coastal resource to the site owners, and demonstrate that there is a fundamental difference between these coastal landholders and their rural counterparts described in the preceding chapters. The occasional response of activities such as *mowing the grass* and *watching television* did cause some wonder in relation to what some people were getting away from during their holidays.

The new coastal settlements provide a substantial boost to the Cygnet-Channel area economy, predominantly on a seasonal basis. Table B.31 shows the principal details of shopping patterns for landholders while in the area. These values assume significance when it is considered that half the landholders stay on their properties more than ten nights (i.e.  $\approx 200$  owners and families) and do approximately half of their essential shopping in the area.

TABLE B.30

Recreational Activities of Coastal Landholders (n = 199)

Recreation Base	Frequency	%	n
Water		61	121
Foreshore		42	84
Countryside		24	48
Other		6	12

TABLE B.31

Details of Shopping Patterns for the Coastal Landholders Population who use Their Properties Either Residentially or for Day Trips

Shop Location		Commodity % n			
		Milk/Bread	Groceries	Meat	Petrol
Local		37 56	10 15	5 7	5 8
Cygnat		37 56	41 61	43 61	39 58
Hobart		20 31	38 56	41 59	41 62
Other		6 9	11 17	11 15	15 22
Total		100 152	100 149	100 143	100 150

The future intentions of coastal landholders (Table B.32) suggests once again that this group is quite distinct from the rural retreaters acquiring larger tracts of land. Approximately 22% of site owners intend to use their property as a permanent residence, either as a continuation of present use, or as a future plan. In terms of the total survey population of 407 landholders, Table B.32 indicates the possibility of approximately 90 permanent homes distributed through the subdivisions. This level of permanent occupancy would create a community of significant size in the subdivision region, and has important implications for planning in these areas<sup>5</sup>.

TABLE B.32

Future Intentions of Coastal Landholders (n = 199)

Future Intention	Frequency	
	%	n
Recreational Use During Holidays, Weekends	61	121
Retirement to Property	16	32
Sale or Continuing Use as an Investment	8	16
Residential Commuter Base	6	12
Move to Larger Rural Property in Area	1	2
Other	8	16
Total	100	199

#### The Coastal Landholdings

As previously mentioned, fixed dwellings are erected on 50% of the coastal subdivision sites. The incidence of different types of dwellings is shown in Table B.33. The predominance of small buildings reflects the recreational basis of use of the building sites. An interesting point is the frequency of small conventional houses in this description. This suggests that the older style holiday shack, with its somewhat crude construction and amenities, is becoming less a feature of these areas.

It is possible that the limiting factor to septic tank installation in some cases is the availability of water. The less financial 'shack' owners probably regard the change to septic effluent disposal, with its increased demand for water storage, as a prohibitively expensive improvement. The supply of water to almost all dwellings utilises roof runoff and storage tanks (95% of dwellings use this arrangement). The reliability of rainfall, and the generally low levels of occupancy, have resulted in a general acceptance of this type of water supply.

### The Influence of the Coastal Subdivisions on Landscape

The appearance of the built environment associated with subdivision and the interaction of this development with the natural landscape shows considerable variation around the coastline of the Cygnet-Channel area.

There is a tendency to destroy visual amenity when the sites are built up in areas with very little vegetation. An example is the Verona Sands subdivision, one of the oldest in the area (subdivided in the mid 1960's). Despite the long period of time that would have enabled the planting of trees and landscaping, little seems to have changed apart from the addition to the landscape of the buildings themselves (Plate 25). There has also been a tendency for subdivision to occur at the more accessible, sandy beaches<sup>6</sup>. This has resulted in a partial loss of public access, and a restriction of the 'open space' feeling in these areas<sup>7</sup>.

However, where the subdivision has been confined to one section of the backshore, and placed away from the main vehicular access to the area, the situation assumes a vastly different character and retains much of the original attractiveness. The Randalls Bay subdivision, situated well above the shore at the eastern extreme of the beach is an example. In fact, the buildings in this area can even be interpreted as contributing to the general attractiveness of this landscape (Plate 9). A thorough analysis of features such as these, readily available for study, may enable future subdivision design to avoid the detrimental aspects of present coastal development.

### Summary

A number of points can be drawn from the analysis of the survey and observations made of the coastal subdivisions...

- ☐ The ongoing turnover of this type of property indicates the prospect of a fairly steady rate of growth.
- ☐ Site improvement will increase as investment blocks are sold, and owners near retirement or those with sufficient resources build their holiday homes. A cross tabulation of future intentions against dwelling existence shows about 28% of landholders without dwellings intend using their properties for future recreation or retirement. Presumably most will erect a dwelling to meet their intentions.

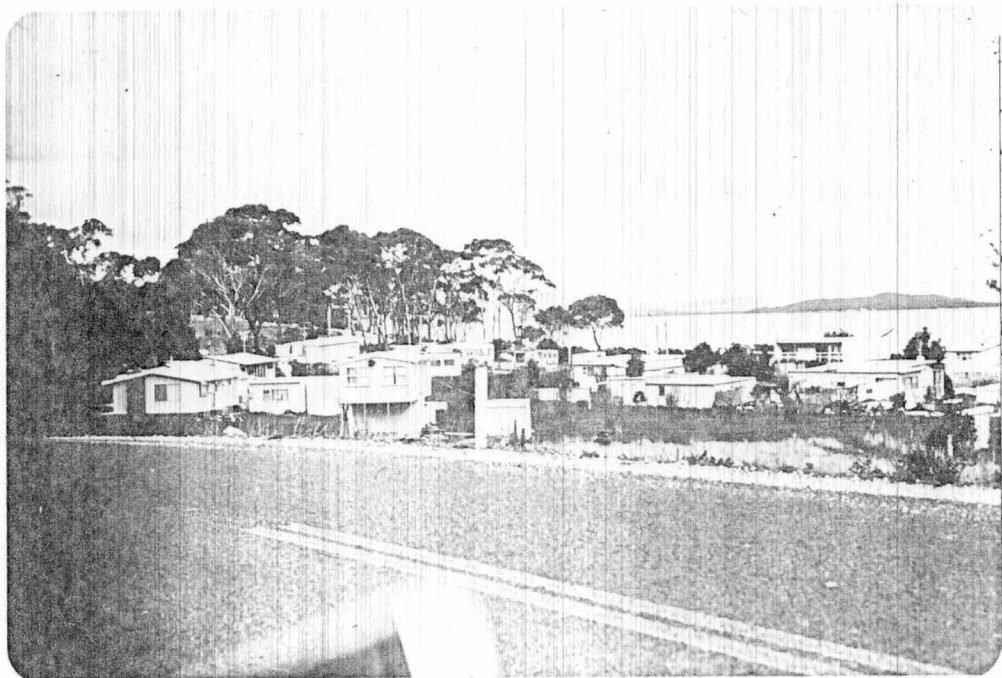


PLATE 25

Verona Sands from the Channel Highway.

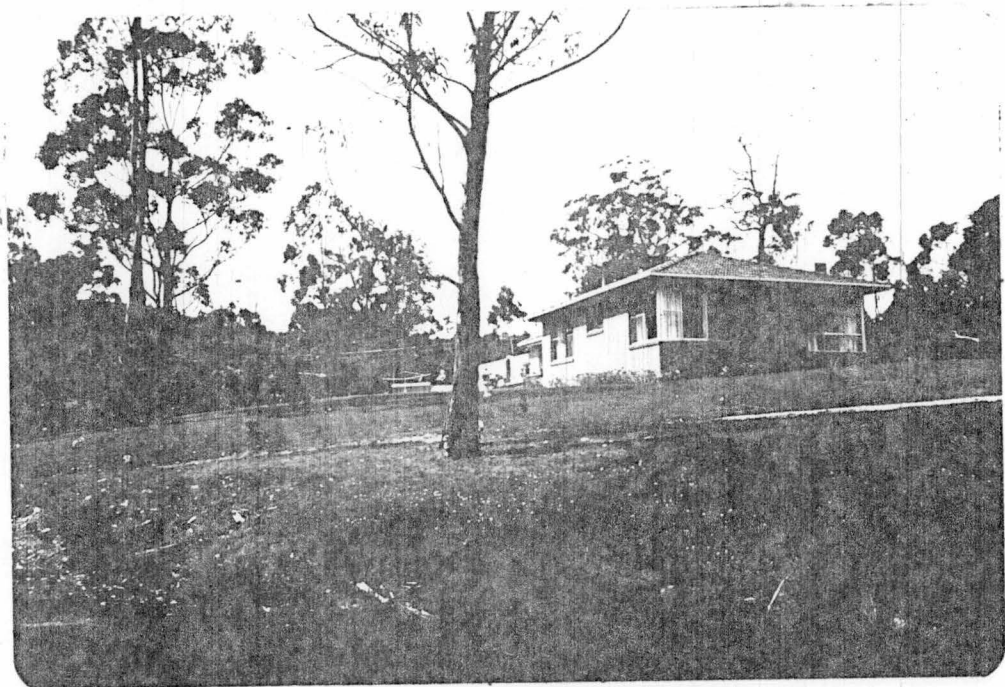


PLATE 26

Brick House at Abels Bay.



- There has been a tendency to erect fairly substantial dwellings of equivalent sophistication and structural integrity to their urban counterparts (Plate 26).

e.g. *The Mercury* 22.1.1977, Advertisement.  
 "For sale. Randalls Bay. 3BR, more than a shack; it's nicer than most city houses."

- The predominant attraction to buyers has been the proximity to the coastal resource, and as a result the pattern is likely to be reflected in the location of future subdivisions.
- The seasonal use of the home sites is associated with a boost to the local economy and thus assumes some importance to the livelihood of certain sections of the regional community.
- There is likely to be a substantial increase in the use of coastal subdivisions as a location for permanent residences. This suggests that planning authorities will need to consider such possible future use as a feature of coastal locations in the area.
- Household sewerage disposal still relies heavily on sanitary pans, especially the older dwellings. Alternatives for such sites, which may be unsuitable for septic tank installation, need investigation and promotion to reduce the health risk that could arise from this personal management of sewage by landowners.
- Many of the subdivisional sites have resulted in visual degradation of the coastline and are often associated with undesirable features such as the restriction of public access to foreshore areas. However, there are exceptions, and these should be of value in planning for residential and recreational use of coastal environments.

<sup>1</sup> Source: The rate valuation files of the Port Cygnet and Kingborough Municipalities, March 1977.

<sup>2</sup> A defined portion of a municipality not within a city or town, which is being, or is in the opinion of the council likely to be ... developed as a suburb, holiday resort, or similar built-up area ... can be a *changing building area*.

*The Local Government Act 1962 (Tas.) No. 67 of 1962, Section 427.*

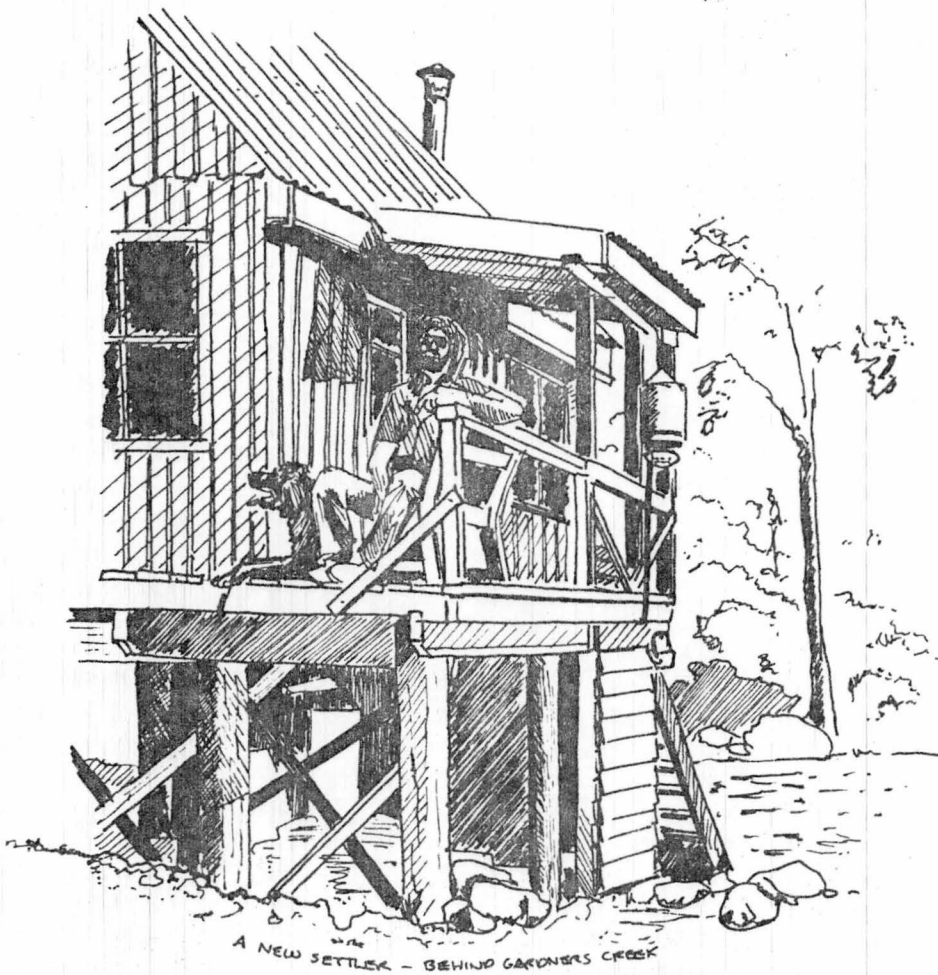
<sup>3</sup> THORNE, K., 1977; *Holiday homes in Tasmania* (Unpublished Honours thesis); Department of Geography, University of Tasmania, Hobart.

- <sup>4</sup> The survey methodology is described in Appendix 2, and the questionnaire used is presented in Appendix 9.
- <sup>5</sup> THORNE, K., 1977; *op. cit.*, p 59.
- <sup>6</sup> THORNE, K., 1977; *op. cit.*, p 23.
- <sup>7</sup> DOBSON, J.E. and WILLIAMS, G.J., 1977; *Towards an environmental management plan for the eroding coastal zone at Dodges Ferry, South Eastern Tasmania* (Unpublished Masters thesis); Centre for Environmental Studies, University of Tasmania, Hobart.

In this study a thorough examination of the impact of coastal subdivision in a particular area is made, and the findings are appropriate for many of the coastal localities in the Cygnet-Channel area.

## *chapter 4*

ATTITUDES AND LANDHOLDER  
PROFILES



## Introduction

The personal information collected in the previous chapters enables a fairly accurate picture of land use and lifestyles of the landholders of the area to be presented. The attitudes of these people to development will be a significant influence on the future pattern of development which will occur. There are some obvious differences between the two urban-associated groups who own land in the Cygnet-Channel area. On the one hand there are the new rural landholders, the rural retreaters, who seek a more meaningful lifestyle in this chosen rural setting. They generally feel some affinity for the land resource and what it represents in terms of the agricultural and natural environments, and develop their holdings as homes. In contrast, the other group are landholders in coastal subdivisions, who perceive the environment principally as a recreational resource. The urban nature of the communities in which they build their second homes is not seen as a disadvantageous feature. The smallholdings are probably representative of the quite different ideals of land ownership of this group when compared to the rural retreaters. ✓

The first part of this chapter gathers together the attitudes to development of the entire range of landholders studied, ranging from the various categories of rural landholders to the owners of land in coastal subdivisions. These attitudes to development are derived from a set of questions related to subdivision which required a *Yes/No/Don't Care* response. Many rural landholders declined to give such a simple response and, to some extent, attitudes were indicated more accurately by the respondents during informal discussions with the researchers. In contrast, the postal questionnaires sent to the coastal landholders only made provision for the basic responses. ✓

A summary of the responses to the development questions is given, followed by a broad interpretation of the attitudes of the rural and coastal landholders. The remainder of the chapter is concerned with a summary of the attributes and differences of the two landholder groups who are a modern component of the rural landscape in the Cygnet-Channel area. The new rural landholders, the first group, are summarised under the heading, *Profile of the New Settler*. Landholders of coastal subdivisions, the second group, are summarised in the *Profile of the Landholder in Coastal Subdivisions*. ✓

## Rural Landholders

New rural landholders generally show concern with subdivision of coastal and rural land (Table B.36), and express a desire to see some control of this type of development. A majority of these landholders disagreed with ongoing coastal development, but agreed with control of rural subdivision by minimum lot size, and an overwhelming majority agreed that extensive subdivision would harm the rural character of the Cygnet-Channel area. In contrast, established rural landholders generally had different perceptions of the benefits of development in the area, reflecting a vested interest in land subdivision, and a different perception of rural character. A majority of these landholders agreed with the on-going coastal development. A majority also agreed to subdivision ✓

TABLE B. 36

Attitudes of Rural and Coastal Landholders to Subdivisional Development

Response	Rural Landholders						Coastal Landholders				
	Ownership Group										
	%	New	n	%	Inter.	n	%	Est.	n	%	n
a. Do you agree with ongoing Coastal Holiday Development?											
Yes	33		19	44		8	62		46	35	68
No	57		33	50		9	31		23	45	88
Dont Know	10		6	6		1	7		5	20	39
b. Should there be a minimum Rural Subdivision Lot Size?											
Yes	78		45	94		17	58		43	72	142
No	12		7	6		1	38		28	17	34
Dont Know	10		6	-		-	4		3	10	20
c. What type of minimum do you consider desirable?											
< 1 ha	12		5	38		6	40		17	-	-
2 ha	60		26	56		9	46		20	-	-
4-10 ha	23		10	6		1	14		6	-	-
d. Will extensive subdivision harm Rural character?											
Yes	90		52	72		13	60		44	75	147
No	7		4	17		3	31		23	22	43
Dont Know	3		2	11		2	9		7	3	6

controls through minimum lot size and that extensive subdivision would harm the rural character. However, agreement was not as widespread as with the new rural landholders.

With respect to the desirable minimum lot size the established rural landholders were more in favour of blocks less than 1 ha compared to the new landholders. This attitude was expressed in comments at the time of interview such as:

*The new people from the city don't need those sort of areas;*

*5 acres is more than most city people can handle or develop.*

A higher proportion of new rural landholders were in favour of minimum lot sizes of between 4 - 10 ha. However, the 2 ha subdivision represented the most popular minimum lot size, possibly due to conditioning by the proliferation of subdivisions of that size. The response to these questions could not always be coded simply (yes, no, don't know) as respondents often qualified their answers. With respect to coastal subdivision, many expressed the belief that the quality of housing was most important and that some recreation space should be left; one respondent noted that the 100 yard foreshore reserve was inadequate.

The question of subdivision elicited most comments. A selection of these include:

- . It depends on the location, purpose and circumstances;*
- . Should be left to the discretion of owner or developer;*
- . Needs to be carefully planned;*
- . Each case should be looked at separately, no value in a blanket approach.*

Others expressed the need for small blocks for relatives, and several voiced the need for small blocks for elderly people wishing to remain in the area.

A variety of reasons justifying the minimum lot size were given: *lots should be as small as wanted*, said one respondent with subdividable waterfront land; *character is more important than size and it depends on the people involved*, said another. One view advanced was that a variety of sizes should be provided within any one subdivision, from houseblocks and five-acre blocks to large properties. The disadvantages of standardised blocks were appreciated by only a few respondents.

The question relating to rural character elicited varied responses. The attitudes of established rural landholders tended to have a basis in the former glory of the area with such comments as:

- . What rural character?*
- . It's already had it!*

Often established rural landholders saw subdivision as a revitalising force in a depressed area, both in terms of financial self-interest and general concern for the rural economy. Many residents of both rural groups saw the need to prevent the occurrence of extensive unplanned subdivision and many advocated the need for planning of rural residential development. The belief was that maintenance of rural character and subdivision of rural land are compatible through careful planning.

#### Landholders in Coastal Subdivisions

The attitudes of these people to subdivisional development, of which they are a part, was also sought through the survey (Table B.36). 45% of coastal landholders did not favour further coastal subdivision, 20% did not care, and the remaining 35% did not object to on-going development of this type. The results suggest that an *I'm alright Jack* attitude exists, where, once land ownership is achieved, other similar development in surrounding areas is considered a threat. This may or may not be true, depending upon the type of development occurring in the future. The present coastal landholders have only the existing built environment, and its shortcomings, on which to base their views. Of these landholders, 70% appreciated the need for a minimum lot size in planning development in the entire Cygnet-Channel area and, in the same fashion, additional subdivisional development was perceived as harmful to the coastal environment and subdivision in rural areas was regarded as a threat to the rural character of the region by 75% of the coastal site owners.

#### Profile of the New Rural Settler

From the characteristics of the rural landholders, the attributes of their holdings, and the manner in which they use their land, conclusions can be drawn about the new settlers. Generally, it would appear that the two groups, new and established, are becoming less distinct. There does not appear to be any empirical means of classifying an individual landholder as new or established, except by length of ownership. However, a fundamental difference is that the new landholder acts by choice, the established by necessity. For instance, established landholders have been forced to leave primary production and take work in Hobart; many new landholders have chosen to retain urban occupations and take up a non-commercial rural residence.

Individuals of both groups may vary widely in their lifestyles and land use; nonetheless, the new landholders, as a group, can be summarised in the *Profile of the New Rural Settler*.

#### The new settlers

- ☐ have moved to the area within the past few years and own 39% of surveyed landholdings;
- ☐ have a lower level of permanence - 62% in comparison to 82% for the established landholders;
- ☐ have moved to the area because of its attractiveness (landscape, amenity, etc.) and climate (33%), and availability of cheap land (19%);

- ☐ mostly have non-commercial intentions (70%);
- ☐ have a lower level of commerciality - 12% compared to 38% for the established group;
- ☐ generally have lower present levels of domestic production, but high intended levels than the established landholders;
- ☐ are as likely to keep non-commercial livestock, carry out improvements, and use machinery as the established landholders;
- ☐ mainly influence services such as roads by virtue of their numbers and mobility, but generally do less of their shopping in the local area - 40-60% use local shopping facilities compared to 50-70% of the established group;
- ☐ have attitudes which would favour planning control of development, such attitudes were not as widespread amongst the established landholders.

The social and demographic attributes of permanent residents of the area show that the new settlers

- ☐ are a younger population: 31.7% are between 21 and 30 years and only 9.2% are over 51, in comparison to 6.2% and 27.0% respectively for the established population;
- ☐ are generally better educated and hence have a higher proportion of professional workers - 14% compared to 1% of the established population;
- ☐ have generally come from an urban background - 42% from Hobart and environs, 26% from urban mainland centres;
- ☐ were largely dissatisfied with urban living;
- ☐ are more likely to commute to work in Hobart than the established group;

#### Profile of the Landholder in Coastal Subdivisions

While there is generally less detail of the motives and background of owners on land in coastal subdivisions and a lack of information regarding land use in its totality in these areas, a summary of basic attributes can be constructed for these people.

The coastal subdivision landholders<sup>1</sup>

- ☐ are predominantly residents of the Hobart suburbs;
- ☐ generally own land along the sheltered, safe beaches in the vicinity of Garden Island and around the Port Cygnet coastline to Deep Bay;



- ☐ tend to own relatively small blocks of land in these areas (in the order of 1 000 m<sup>2</sup>);
- ☐ are equally as likely to own a property without a dwelling as one with a dwelling;
- ☐ are predominantly concerned with recreational activities on the water or at the foreshore while staying at their properties;
- ☐ provide a substantial boost to the local economy of the Cygnet-Channel area during peak holiday periods;
- ☐ display some tendency to adopt their dwellings as permanent residences as time progresses;
- ☐ are tending to erect substantial dwellings on their property rather than hastily constructed shacks;
- ☐ have dwellings which tend to be serviced rather poorly in comparison with the established townships, and even isolated rural buildings;
- ☐ show little desire to involve themselves in rural land ownership.

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<sup>1</sup> These conclusions are based on a usable response rate of 199 out of 407.

# *SECTION C*

LOOKING AHEAD: IMPACT AND IMPLICATIONS  
OF RURAL RETREATING

## Introduction

The previous sections have described the changes in land use function and lifestyles that have occurred in the Cygnet-Channel area.

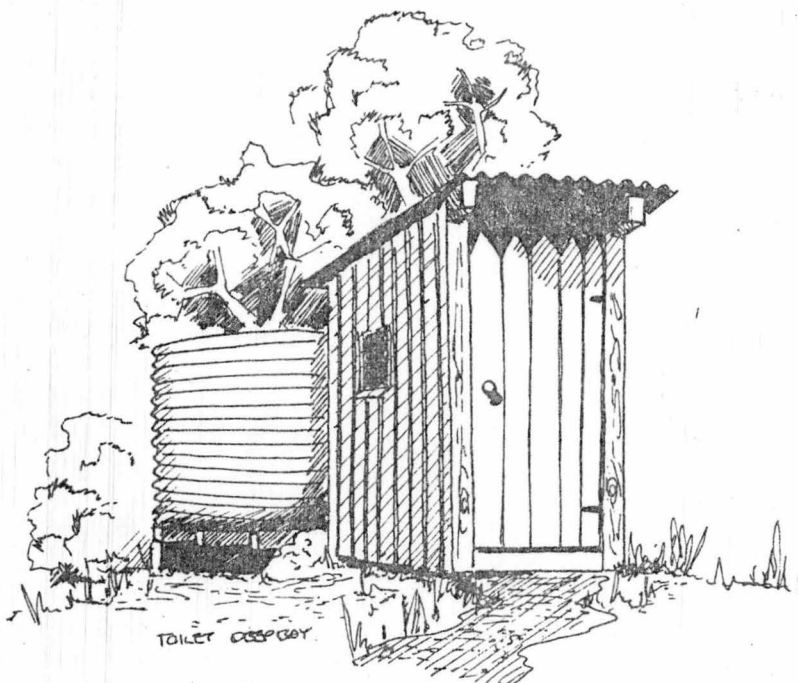
The indications are that these changes will involve an increasing area of land, and additional new participants. There is also the possibility that change may take on different characteristics to those identified. For example, the area is still relatively undeveloped in terms of rural residential subdivision and there may be considerable scope for more formalised conversion of land from rural to urban ownership. Rural land subdivision is already a significant feature in similar regions around other Australian cities.

The developed rural land from Kettering to Gordon is now beginning to show signs of subdivision into small holdings as some titles are broken down into five acre (2.02 ha) blocks. This type of subdivision of rural land will magnify the consequences of the current pattern of change and will create a situation where the rural basis and character of the area are threatened. The intensive subdivision of the backshore of sections of the Port Cygnet coastline has already occurred. This has been associated with a substantial impact on the visual amenity in these areas, in addition to the creation of potential health problems and service provision problems.

This study has been an investigatory one concerned with attempting to define the impact of the new settlers over the past 10 years since 1967. It has gathered information on the extent of the inward migration and the subsequent changes in land use and lifestyle. As a result of the study, many consequences of the impact on the environment of the Cygnet-Channel area have become apparent. These consequences have implications for the people of the Cygnet-Channel area, local government authorities and all state government departments involved in any way in the area. These consequences are discussed in Chapter 1. Chapter 2 proposes strategies for coping with the consequences of the new use of rural land. These are broadly classified as the immediate strategies which can be enacted by existing agencies, and those strategies of long term perspective which may require fresh approaches to rural planning and development. The two courses of action are not mutually exclusive in as much as the satisfactory resolution of the problems will require action on both fronts.

# *chapter 1*

CONSEQUENCES OF RURAL RETREATING  
IN THE CYGNET-CHANNEL AREA



## Introduction

Land use and lifestyles have changed in the Cygnet-Channel area in the past 10 years, and particularly since 1973 when the rural retreating movement began to gain momentum. The consequences of this inward migration are many and varied; they overlap and are inter-related in their impact. Solutions to the problems which have arisen and which may arise in the future will need to be multi-disciplinary in their outlook due to this. The consequences discussed in this chapter are not exhaustive, but are those which became more apparent from our observations and personal interviews in the area over a six-month period.

For the purposes of this chapter, the consequences have been broken into several areas. They are discussed as they relate to the physical environment, the local economy, local and community services, the community and to implications of the new demand for land in the area.

## Consequences for the Physical Environment

The problem of satisfactory standards of land management created by the inexperience of new settlers has been a cause for concern for both established landholders and local authorities. Much of this concern originates in the belief that many newcomers are not willing to allocate sufficient time and expense to land maintenance and improvement, and that they do not have the expertise to meet accepted standards of rural management, particularly those who treat their property as a recreation base.

Important aspects of land management include control of weeds, predominantly blackberry, and domestic animal populations. For instance, urban newcomers often have dogs unchained in the mistaken belief that they can do no damage. If the incidence of uncontrolled pets worrying and killing stock around Melbourne<sup>1</sup> is taken as an example, then there is a need for new settlers to exercise careful control of canine populations. Similarly, there is often a lack of appreciation of the bushfire problem when people of an urban background take up rural property. Encouraging undergrowth on a property for the bushland atmosphere it creates can result in a serious fire hazard for the landowner concerned as well as his neighbours. Established landholders are not exempt from mismanagement when it comes to bushfire prevention. There is additional reason for concern when a likely increase in population will be accompanied by a similar increase in the likelihood of fire. As it has been often pointed out, the three principal causes of fire are children, men and women. Few new landholders have had the need for careful bushfire hazard reduction reinforced by experiences such as the 1967 bushfires.

The survey results for the improvement involvement of new settlers (Figure 13, Page 106) do not support any view of substantial neglect on the part of these people. However, the point must be made again that improvements were based on what the interviewees had to say and not what was seen on the property. In the course of the survey, some heavy weed infestations were observed on the properties of new landholders<sup>2</sup>. It was equally obvious that these weeds were a legacy of previous ownership. In many cases attempts at control by new land-

holders were equal to those undertaken by established landholders. New landholders have the disadvantage of inexperience in their ability to recognise existing and potential land management problems, such as cases of weed infestation or soil erosion. They are generally poorly educated in the principles of land management, and do not have the background of farming experience of established landholders.

One of the principal attractions of the Cygnet-Channel area to new settlers is its rural character, but it may be possible that increasing numbers of people moving to the area could alter the landscape in a negative fashion. The past and present trend to purchase existing land titles has helped maintain the generally attractive rural features of the area. The newcomers have shown concern for this aspect of rural amenity, and seem more concerned with details of building appearance and placement, in terms of visual impact, than their established counterparts. In contrast, the landholders in the coastal subdivisions, whilst showing concern for their environment, are part of the development ethic. This development can be very damaging in terms of its impact on the landscape, even though it is confined to a relatively small section of the Cygnet-Channel coastline. Examples of visual degradation can occur when caravans are permitted to exist in a fixed position as a home (Plate 27), and when there is no control of building standards in the appearance of dwellings in coastal subdivisions (Plate 28).

One of the attractive features of the area is the wooded hills and ranges which provide an aesthetically pleasing contrast to the agricultural development of the river and coastal areas. It is possible that some of the privately owned bushland may be cleared with the taking over of these types of blocks by new landholders. However, the areas cleared will usually be small since bushland is regarded as an asset by many of these people. It is more likely that bushland will be cleared on the properties of commercial landholders. The downturn in the viability of orcharding has often been accompanied by a switch to beef production requiring extra cleared land. This can be obtained more cheaply by clearing bush paddocks than by the purchase of additional improved land in a market where values are inflated by the interests of new settlers. The ultimate limit to the clearing of any forested areas will be the physical limitation imposed by terrain and soils. For this reason it is unlikely that the woodlands of the range parallel to the D'Entrecasteaux Channel will be significantly changed.

In the Cygnet-Channel area the declining profitability of orcharding has created hardship for many people and has generally decreased the viability of farming. Rural retreating, in some respects, has been a blessing for many marginal farmers by enabling them to sell land which was unprofitable, and to leave the business of primary production or to seek land more suited to the changing economic situation.

Although most new settlers have taken up marginal farming land, and element of the new population has the financial resources to purchase prime agricultural land. Without proper management and the continued inputs of fertilizer, labour and energy, the productivity of this land will decrease. The impact of this eventuality is lessened because of the small acreage of prime land in the area and the general depression of the rural economy.

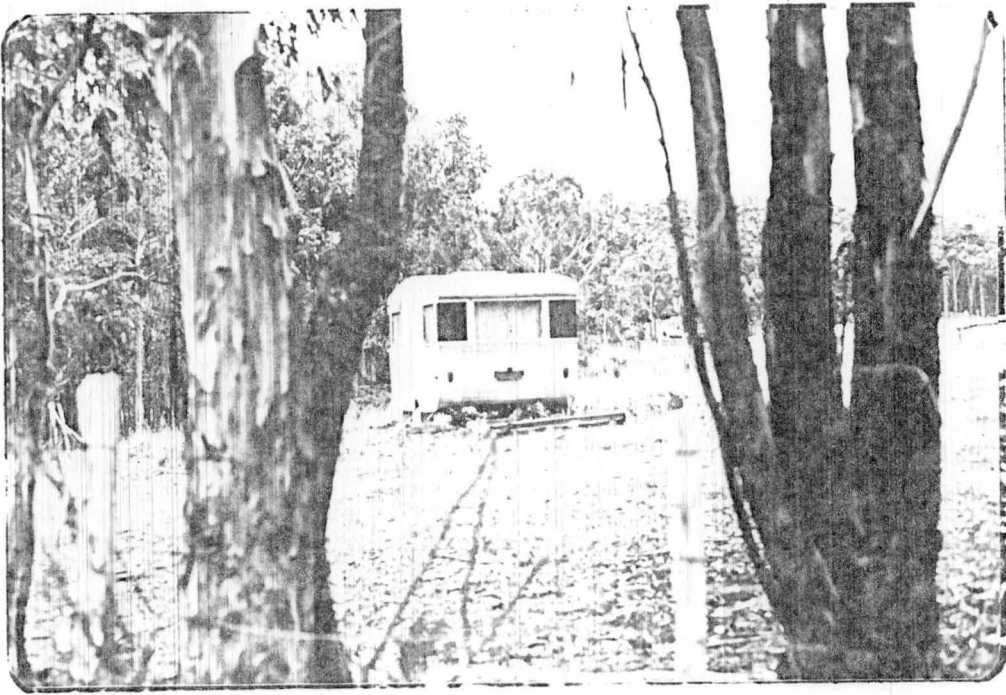


PLATE 27

A Second Home.

The area is dotted with caravans used as second homes, and as such detract from the visual amenity of the area especially when they become permanently fixed on the site.



PLATE 28

Shacks at Abels Bay.

The contrasting construction standards show the possible need for tighter control of building regulations.

Overall, it would appear that there has been a positive gain from rural retreating in the Cygnet-Channel area. In this respect the area is quite different from the Melbourne<sup>3</sup> rural-urban fringe where highly productive land is being lost to residential development.

However, there are some difficulties that can be attributed to the influx of new settlers. Firstly, land values have risen in the face of this inflationary force. This, in turn, has led to difficulties in meeting the costs of property expansion, particularly when the trend to beef production is considered. Secondly, there is the difficulty of an increasing rate burden on commercial farmers. The present system of evaluating rates is based on the annual assessed value<sup>4</sup> which, in turn, is based on the highest and best use of land. This system seems to have been appropriate when all farms had comparable commercial levels and the value was more representative of the earning power of production.

The present situation produces major inequities by levying rates on the farmer's means of income. This implies the need to reappraise the rating system if it is considered desirable to maintain farming in the Greenspace. Alternatives to the current situation worthy of consideration include: the basing of rates on the current use (farming) instead of the highest use (residential, possibly through subdivision); the deferment of all or part of rates where it is shown that rates constitute a burden on the earning capacity of the owner-producer, and the levying of rates on only the house block<sup>5</sup>.

In conclusion, the incursion of new landholders has not been directly associated with commercial agricultural production, but rather it has been made possible by the marginal viability of many properties for sale in recent years. Once the movement has gathered momentum, the possibility of sale becomes more attractive to the commercial farmers, particularly as they find it impossible to expand to achieve viability. Thus the system assumes a situation of positive feedback.

#### Some Consequences for the Local Economy

The impact of the new settlers on the local economy has been felt in a number of ways. The new settlers have given impetus to the local builders, plumbers, electricians and tankmakers through the renovation of old houses and farm buildings and the erection of new houses and farm buildings. One tankmaker who only worked part-time in this field has recently become full-time, as he feels the potential to make a living from this business exists. Some of the new settlers have also provided farm work usually on a contract basis for some of the established residents who have expertise in fencing, clearing, dam building and other aspects of farm management. This has provided part-time work for a number of farmers who otherwise would be forced to leave the area to seek employment.

The new settlers have also assisted many of the shops and other services (e.g. mail deliveries) to continue and, in some cases, expand. It is difficult to quantify the exact impact. However, shops in the area are not closing down as they were in the 1960's and early 1970's. At least two new shops specialising in locally made craft goods and home made food





PLATE 29

Recently Constructed Homes at Deep Bay.



PLATE 30

The Croft is one farmhouse already providing bed and breakfast in the area.

products have opened in the area, one in Cygnet in 1975, and another in Kettering in 1977. Some farmers have started to become involved in forms of farm-based recreation e.g. bed and breakfast. One feature which could be exploited is the ready made accommodation available in the old picker's huts on orchards. Most farmers have not realised that farm-based recreation, such as overnight accommodation, fishing, horse riding and health camps, is a potential source of income. A diversification into farm-based recreation may provide an additional source of farm income, and provide employment opportunities in the area.

### Consequences for Local and Community Services

New settlers in the area must change their expectations as to the range of services provided by local government when they move from an urban to a rural environment. Some services are non-existent and will never become a reality, whilst some may exist, but often at a lower level of provision than may be found in an urban setting. The lack of some services and their alternatives are part of the changing lifestyle with which the new settlers must cope.

#### (i) Utility Services

Reticulated water as a local government service will continue to be virtually non-existent, and each household must take the necessary steps to develop adequate water storage for its needs. The alternative is to pay for water to be carted by trucks in times of shortage. A garbage collection will also be virtually non-existent, and an alternative strategy for garbage disposal must be found. Unless this is adequately undertaken, a health hazard may develop particularly in periods of high density occupancy in the coastal subdivision.

A sewerage system as found in an urban environment cannot be expected to become a feature of the Cygnet-Channel area. Reliance on the septic tank and other methods will always be part of sewage disposal and through adequate planning, local government must take steps to ensure that environmental health hazards do not develop. There is a problem in some of the coastal subdivisions with 52% of the shack survey respondents using methods more primitive than septic tanks. Care must be taken in subdivision approval to ensure that lot sizes and their layout permit each lot to absorb its own sewage waste. Where areas such as the holiday home sites are located close to the coast with a high water table, and have a high occupancy rate, consideration should be given to using alternative methods such as a small communal septic tank system or sewage collection service.

The provision of roads is perhaps one of the biggest problems facing local government in the Cygnet-Channel area. The survey results, as discussed in Section B, Chapter 2, show widespread concern about the state of the roads, and unless the road situation improves, this dissatisfaction could evolve into a strong political lobby group. With a more mobile population and greater traffic densities, particularly with commuting becoming a feature of the lifestyles of the area, there will be a need for better road maintenance than at present. There is also a potential demand for the sealing of presently unsealed roads, and for improvement of the main highway. The question of financing road maintenance and

improvement directly resulting from the movement of new settlers into the area is a complex one, but one which will be partly reflected in rate demands. The problem is particularly evident in subdivision areas where at present they are serviced by unsealed and undrained roads which represent a potential improvement cost to local government in the future. What initial standard of road provision is to be set for subdivisions, and who meets costs, particularly for future improvements, are questions which may require revision of present policies.

#### (ii) Community Services

Services such as schools, medical and health care, and libraries will continue to be needed by the future population. These are government services, and do not seem likely to be usurped by private enterprise except perhaps in the case of a private medical practitioner. The surveys conducted did not collect information on adequacy of present community services and the demand likely to be made of these services in the future. However, from the present population structure with 12% of the population 61 years and over, and a further 11% aged 51-60 years, there would appear to be a latent need for adequate retirement accommodation. Currently many residents upon retirement are forced to leave the area in which they have spent most of their working lives. The development of a community-based farm aiming at a high level of self-sufficiency in food production, combined with a series of residential units for the retired, is worthy of consideration.

#### Social Consequences

The Cygnet-Channel area has changed from a stable, rural community to one where over 30% of landholders have migrated from non-rural areas within the past four years. A change of this magnitude will inevitably engender changes in the community. This study did not attempt directly to come to grips with the social consequences but a few became apparent in the course of the surveys.

- Whilst new residents claimed that it takes ten years to be accepted, the established residents claimed that the new folk take ten years to adapt to the rural community. Obviously it is a two-way interaction and any individual making an effort to fit into the rural society will be accepted.
- Some established landholders indicated that those new residents who visited their holdings at weekends for barbeques and other social functions showed little interest in the area. Generally there would appear to be more enmity between the permanent residents and weekenders than between new and established landholders.
- At present the new people are relatively uninvolved in local administration, partly because such an institution is antithetical to their ideals. Once the new landholders perceive the benefits to be gained by being involved, and if they become united, they could become

a powerful group in local administration, especially since they are generally better educated and more articulate. At present Kingborough Council is dominated by established landholders and new landholders are unrepresented on the Port Cygnet Council. The new settlers, constituting 38% of the landholders, have the potential to exert influence and to make their attitudes to and aspirations for the local area felt.

Many other social implications accompany the resettlement of the area:

- What will be the demand on community services?
- Will commuting be viable in the long term, or will the cost of private transport be prohibitive?
- If many people wish to commute will public transport or car pools be feasible alternatives?
- Will the phenomenon be relatively ephemeral with the children of the present retiree generation being forced to return to the urban environment for education or employment?

The long-term effects of rural retreating on the rural community relative to other historical changes will only become apparent in time. It can be said, however, that this current change has largely reversed the decline of the area, precipitated by the decreasing profitability of orcharding.

#### Implications of the New Demand for Land

A major area of implication for the rural environment, arising from the movement of people into the Greenspace, is the way in which the demand for land is satisfied. At present in the Cygnet-Channel area whole of property and single, existing title are the most common form of sale. Along the Channel side, many properties have been subdivided, but as yet, subdivision is uncommon in Port Cygnet.

The implications of the increasing tendency of subdivide fall into two groups: the implications for the physical environment due to higher numbers of new landholders and the different use of the land, and the broad, political implications. The term political is used here in the wider sense to cover the politics, economy and technology of our society.

The implications of the new landholder movement, for the physical environment are extensive and have been outlined earlier. These implications are exacerbated by the subdivision process. Where the loss of prime agricultural land is a concern, it is more likely to be permanent, because of the difficulty of aggregating many small blocks.

Subdivision would further increase the population density and place a higher demand on services provided by local councils and state agencies. Roads, especially, are commonly paid for by the developer but the maintenance cost is usually transferred to the councils. The need for education in management practices would become more acute, notably with



PLATE 31

Eggs and Bacon Bay Subdivision.

The preparation of this subdivision has resulted in drainage problems and the degradation of the visual amenity through harsh removal of vegetation



PLATE 32

Subdivision off Watsons Road, Kettering.

Hasty preparation of this site has resulted in poor road provision, thus representing a potential development cost to local government in the future.

respect to bushfires.

In the MMBW Farming Study<sup>6</sup> it was found that there was almost invariably a negative impact on visual amenity associated with subdivision. It was usual to find the more intense the subdivision, in terms of lot size, the greater the impact on the landscape. This is particularly pertinent in some of the coastal, holiday home subdivisions in the Cygnet-Channel area. Where the density of sites is often no more than suburban building blocks, the visual environment can be severely degraded (Plate 31). The rural and coastal character would be greatly changed by extensive subdivision, and most of the people, whom we interviewed, were of the opinion that such a change would be for the worse.

A further implication of subdivision, particularly relevant in coastal areas, is the loss of public access to popular recreation areas, when relatively unplanned subdivision occurs between the foreshore and the principal access roads<sup>7</sup>. Also, the landholders are often not sufficiently informed as to the best sewage disposal system, and the density of sites combined with other factors such as the soil and groundwater conditions, can create health hazards.

With the trend to packaged subdivisions and the increasing commercialisation of land sales, subdivision locations are prepared quickly and expeditiously but often with undesirable results (Plate 32).

The basic implication for the physical environment is that the various state departments and agencies, working in the rural system, must consider the practice of subdivision, identify the potential problems for the physical environment and propose policies and strategies for coping with these problems.

The political implications are most obvious and significant with respect to the value of land. The land resource is changing in function and value. The function is becoming less agriculturally oriented, and more residentially and recreationally oriented. The values no longer reflect the potential earning power of production; the values are now created mainly by the land market. The subdivision of land produces a higher return than either sale as a whole or production.

Where high values are created, speculation becomes more prevalent and surplus value or profit is also created. This raises the question of who owns the right to develop and realise this profit? It is commonly assumed that the owner has the right. However, according to Pullen<sup>8</sup>, *the right to develop the land for any higher use whatsoever, although commonly accepted as the right of private property, does not exist in Australia.*

The implications of this question for the planning process and the land market system are beyond the scope of this report, and are treated in more detail elsewhere. Suffice it to say that the changing use of land is a fundamental change and the established planning practices may no longer be appropriate to the current trends in land use and development.

The physical and political implications of the new demand for land are intertwined; without resolution of the political implications, only *ad hoc*, piecemeal solutions to the physical problems will evolve. If plann-

ing is to cope with the changing rural environment and achieve more than piecemeal solutions to problems as they arise, then there is an immediate need to ask the broad political questions concerning the rights of land-ownership, of land use and the right to develop.

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PLATE 33

The Gordon Area. Here subdivision has benefited the landscape by extensive removal of weeds, mostly gorse and blackberry.



- 1 MELBOURNE AND METROPOLITAN BOARD OF WORKS, 1977; *A review of planning policies for the non-urban zones : Melbourne metropolitan region*; The Board, Melbourne.

Reference is made to the loss of stock on commercial landholdings to uncontrolled domestic dogs from rural residential and urban areas.

- 2 Established landholders are not exempt from this criticism, especially where economic circumstances force the landholder to take a second job and reduce the time available for farm maintenance.

- 3 MELBOURNE AND METROPOLITAN BOARD OF WORKS, 1977; *op. cit.* A major emphasis of this report is the loss of productive farm units because of urban encroachment around Melbourne.

- 4 Annual assessed value is the gross annual income, at the time of valuation, that the person owning the land might obtain by letting the land and its appurtenances.

- 5 This material is treated in greater detail in:

ABERDEEN, HOGG and Associates, 1977; *Metropolitan farming study*; Melbourne and Metropolitan Board of Works, Melbourne.

PULLEN, J.M., 1977; *Greenspace and the cities*; Australian Institute of Urban Studies, Canberra.

WAGNER, C.W., 1975; *Rural retreats, urban investment in rural land for residential purposes*; AGPS, Canberra.

- 6 ABERDEEN, HOGG and Associates, 1977; *op. cit.*, pp 125-129.

- 7 MUNICIPALITY OF CLARENCE, 1972; *Rural Clarence - Towards a strategic planning policy*; The Municipality, Hobart.

- 8 PULLEN, J.M., 1977; *op. cit.*



## Hobby Farming Becomes a Business

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The Mercury, 15th December, 1977.

**Small farms can be viable**

**WELL-**managed farms could still return a good income according to Mr Ted Halpern, the district agricultural officer at New Norfolk for the last seven years.

Mr Halpern has just retired after nearly 30 years with the Department of Agriculture.

He said he expected a big increase in hobby farming because farming provided a meaningful life.

He said small farms could still provide a good living, providing they had good soil, water, and were well managed.

Too many farmers wasted money by poor farm management, he said.

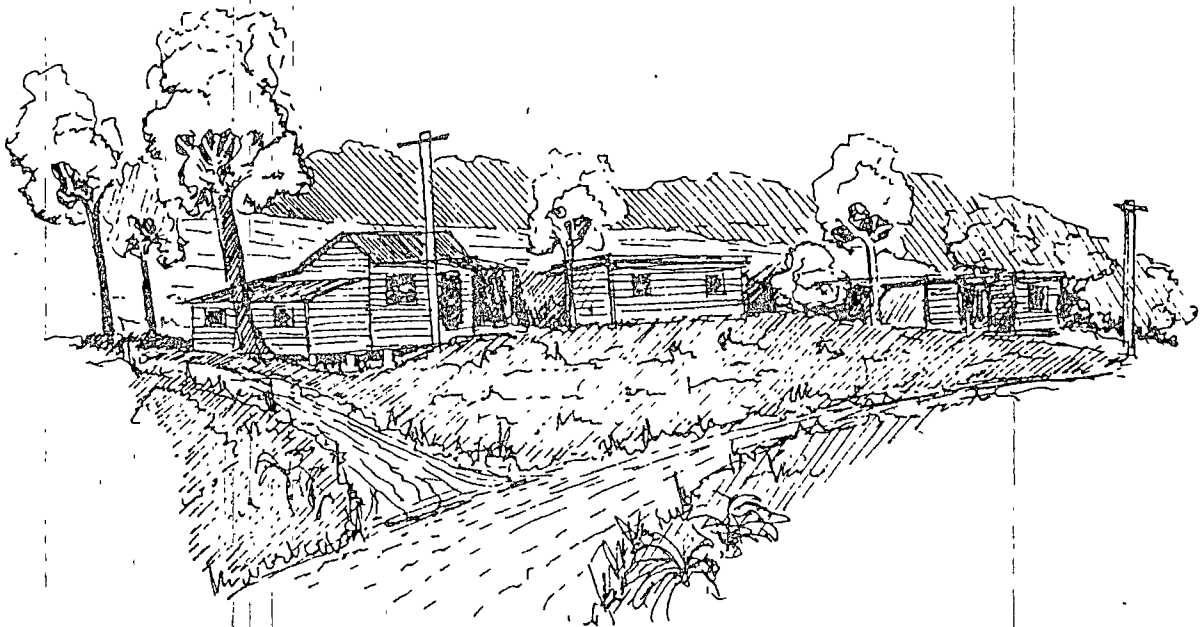
Mr Halpern said anybody contemplating buying a small farm should first get some expert advice as to what that land could produce.

Mr Halpern will continue to work as a private agricultural consultant and he also will finish a book which deals with farming in Tasmania.

The Mercury, 7th December, 1977.

## *chapter 2*

IMPLICATIONS FOR THE  
FUTURE



## Introduction

This study was of an investigative, rather than problem-solving, nature and we have attempted to identify patterns, trends and areas of implication. It is, therefore, beyond the scope of this report to propose solutions to the problems which are arising because of the changing rural environment. At best, we can identify the problems and suggest strategies for their resolution.

The previous chapter outlined some of the consequences of rural retreating; in this chapter the strategies which can be adopted to cope with these consequences are discussed. Two approaches are possible. Firstly, there are means of adapting the existing planning and administrative machinery to cope with the problems. Alternatively, new machinery could be established to evolve a framework and guidelines with the intention of avoiding, as well as resolving, problems. The existing authorities need to act in accord with the changing circumstances in the rural community and environment, but unless broader approaches, with long-term effects, are adopted, there will be a continual need for remedial action by existing agencies.

## The Immediate Strategies

It is appropriate to detail some solutions to the problems arising from the present changes in the rural environment. The following discussion proposes some courses of action that can be effected within the existing planning and administrative structure. Although not exhaustive, these actions appear to be the most necessary.

One problem, referred to in the previous chapter, is the lack of expertise in land management on the part of the new landholders. Being a predominantly ex-urban group, the new settlers often lack skills necessary for effective farm management in the areas of weed control, pasture maintenance, livestock husbandry, fencing and fire protection. In the past, assistance has been available to such people through the Department of Agriculture Extension Service. The Huonville extension office ran a series of night classes in essential management practices in 1974. These were sufficiently popular to result in a similar series being held in the Channel area. The continuation and extension of this type of service could enable most new landholders to acquire the necessary skills; the responsibility would then fall on the individual.

In a similar fashion, the resources of the local council could be extended to provide assistance in rural property management. One possibility is that of councils purchasing and hiring out to rate payers equipment considered necessary in land management (e.g. spray units for weed control and slashing equipment for undergrowth control).

The role of state agencies such as the Health Department (with respect to sewage disposal systems, their suitability and installation), Rural Fires Board and the Department of the Environment, could also be extended to encompass an educational function. An information service, based on pamphlets and booklets designed by these agencies with the new landholder in mind, may help to overcome the lack of skills.

The management of the rural environment involves more than the education of individuals in essential farm management. At present, various state agencies have responsibilities in the rural environment, and it would appear that some of the consequences attributed to the new settler movement can be resolved through the local councils and the various state agencies. A major problem appears to be the inertia of these bodies. For instance, the increasing commuter and recreational traffic in the Cygnet-Channel area has not resulted in a commensurate increase in road maintenance. There is clearly a need for the allocation of more funds from state and federal levels merely to keep pace with the increasing traffic.

Another area in which authorities can act concerns sewage disposal. With high dwelling densities in coastal subdivisions, and high peak loads on the receiving waters, the adequacy of existing sewage systems is doubtful. An appropriate measure would be the establishment of health hazard monitoring programmes, by either the Health or Environment Department. As yet, this problem is not manifest in rural subdivisions in the Cygnet-Channel area but, as small rural allotments become more popular, these measures may be necessary.

The question of social and community services in rural areas was not broached directly during this study. However, on the basis of the age distribution, it is obvious that retirement population and the young, especially the unemployed, have special needs and, at present, these are not adequately catered for.

With respect to the difficulties of the commercial farmer, a number of possibilities exist if it is considered desirable to maintain this activity. Immediate assistance could be provided by reducing the burden of high rates because of high residential use value of the land. Clarence Council has already initiated a scheme aimed at this problem, but councils generally have been slow to reassess their rating systems. Various other channels have operated in the past, mostly involving federal funding; these channels could be reopened to maintain the viability of farming.

All of the above strategies utilise existing machinery but generally they act as remedial measures. If those responsible for the management of the rural environment are to achieve more than "band-aid" solutions to the problems as they arise, a broad-based rural planning and policy approach would have to be adopted. As this study was, in the main, concerned with land use, the following strategies apply to land use planning, but the principles apply equally to social planning.

#### The Long Term Perspective

Traditionally, planning of rural land use has been a negative process, operating in two main ways:

1. through the land use plan, a document drawn up by or for the council, detailing the various permitted uses of the defined zones; and
2. by control of subdivisions.

The existing planning structure in Tasmania is reviewed in Appendix 7. Consequently, because of the rapid rate at which rural land use has changed, the resources of the State Planning and Development Department, with respect to subdivision control, have been overtaxed and the resources of the local councils have been inadequate to cope effectively with land use planning.

What is required is the reassessment of the planning system accompanied by the development of a rural policy. The planning system generally, and rural planning in particular, should be defined in terms of goals, objectives and policies. The preservation of commercial farming, the definition, value and preservation of the rural character, and the question of individual rights to develop must be discussed in the formulation of such policies.

In the past, the right to use the land for any purpose (except noxious and incompatible uses) was assumed to be a right of ownership. An awareness of the value of the rural environment is questioning this belief. There is no reason why the development of rural land should not be subject to planning permission, similar to the controls on urban development which have become an accepted part of town planning. As the Environmental Law Reform Group<sup>1</sup> has pointed out with respect to the harvesting of forests on private land, permission has always been necessary for the development of private land for profit in other ways, such as housing and industrial development or mining. We have become accustomed to the regulation of these changes in land use, and it would seem necessary to extend these provisions to the use of all land, including rural agricultural land, especially where the development is for rural residential purposes by way of subdivision. This raises the question of compensation for loss of income resulting from the redefinition of development rights. Thus the problem is complex and goes beyond the scope of this discussion, but it will be of paramount importance in the formulation of rural policies.

If an effective rural policy encompassing the economic, social and environmental aspects of policy is to evolve, the planning process needs to be reassessed. A mooted alternative to the present situation is to make more use of the resources of the municipal councils in compiling development plans.<sup>2</sup> However, the delegation of planning authority to local councils is unrealistic in terms of the limited resources of many of the councils. Additionally, the similarities between municipalities would suggest the suitability of a broader regional approach.

Another alternative would be to amalgamate local councils. The 1974 Municipal Commission Report<sup>3</sup> proposed the amalgamation of Huon, Esperance and Port Cygnet, and of Kingborough and Bruny. We suggest that a region encompassing all five municipalities would be more appropriate for land use planning and also for the rural policy-planning outlined above.

The regional approach could also be effected by decentralising some of the state departments. The Tasmanian Planning and Development Department and possibly other departments (such as Agriculture, Environment and Health) could be regionally based. Whether or not such decentralisation occurs, it is important that the relevant state agencies are involved in rural planning and that there is regional co-operation between the

departments.

An approach which veers further from existing planning machinery but which has precedents in regional planning authorities (see Appendix 7) would be to establish a regional planning authority covering the area to the south of Hobart. The area as a whole is experiencing a similar pattern of change<sup>4</sup> and, with the planned upgrading of the Huon and Channel Highways (the principal access routes), a regional planning authority will become a logical alternative to the existing administration by separate councils.

Whatever the means of planning in the future we propose that the approach needs to be regional.

### The Functions and Responsibilities of the Regional Planning Authority

The principal functions and responsibilities of regional planning revolve around the evolution of a rural policy, defined in terms of goals, objectives and strategies. A major responsibility is the provision of a data base for the planning process by way of a broad analysis of land use in the region. In terms of land use planning, detailed analysis should include the definition of agricultural and natural resources, delineation of areas of land slip, watershed and catchment protection and comprehensive soil and climatic studies. The suitability of the region for various types of development, especially rural residential development, could become a positive input as opposed to the present system of zoning.

The control of development of the land by subdivision is another function that could be transferred to a regional planning authority. In fact, a policy towards subdivision needs to be an integral part of the overall rural policy. If it is a goal, for instance, to preserve prime agricultural land, then such areas should be reserved from rural residential development.

The definition of minimum lot sizes and of lot size distribution within subdivision and the instigation of environmental impact studies for subdivision proposals are tools that could be used in subdivision policy and planning. It may be necessary to apply such measures to subdivisions exceeding a certain size or number of lots. In the case of impact studies, the study could be undertaken by the regional authority or by the developer within a defined framework drawn up by the authority. The analysis of existing subdivisions and their impact could be of value in formulating policies and guidelines for future subdivisions. These guidelines and policies could serve as a positive input to the development process.

From the study of the inward movement of people into the country, we have identified some of the problems and suggested some strategies for their resolution. These are not exhaustive but are the areas of concern if the rural character of the Greenspace is to be maintained. Whilst there are immediate actions that can be made by existing authorities, a long-term solution will require new, regional approaches to rural planning.

- <sup>1</sup> ENVIRONMENTAL LAW REFORM GROUP, 1975; *The Next Five Years: An Action Programme [for Forest Management]*, in: Jones, R., (ed.), 1975; *The Vanishing Forests, Woodchip Production and the Public Interest in Tasmania*; University of Tasmania, Hobart.
- <sup>2</sup> DAVIS, B.W., 1976; *Planning Tasmania's future : aims, organisation and procedures under the Planning and Development Legislation* (Consultant's Report No. 10); Tasmania State Strategy Plan, Hobart.
- <sup>3</sup> TASMANIA. *Municipal Commission*, 1974; *Report on matters relating to local government* (Parliamentary Paper No. 14 of 1974); Government Printer, Hobart.
- <sup>4</sup> GARDNER, R.K., 1977; *New landholders in the Huon : their effect on land use and the community* (Unpublished Honours thesis); Department of Geography, University of Tasmania, Hobart.  
  
Gardner found a similar pattern of change in land use and lifestyles in the Huon Valley as found in this report.

# SECTION D

CONCLUDING SUMMARY



Rural retreating is a relatively new phenomenon in Tasmania where it has not previously been recognised for what it is: a movement away from the cities into the rural fringes with a potential for transforming traditional rural life styles. The movement has progressed so far in the Cygnet-Channel area that it is now apparent that new rural land management policies are required in this region. This report is intended to make this requirement explicit by describing the nature of the transformation in land use which has occurred in the Cygnet-Channel area. The study has, therefore, been oriented towards problem-solving while the emphasis has been on investigation.

This section of the report draws together the conclusions reached separately elsewhere in the report. This emphasises the purpose of the study for establishing representative information on the changing rural environment in Tasmania. It also places the results of empirical surveys in this context and establishes a valuable data base for planning and policy definition. All of this is presented in a conceptual framework which might assist future research and in a way which sees the need to communicate the results as of prime importance.

## SECTION A: BACKGROUND AND LOCAL SETTING

### Chapter 1: Background, Concepts and Terminology

The documentation of the urban-rural migration has produced a plethora of descriptive terms. For the purposes of this study the following terms are defined:

- 'New Settlers': people opting for some form of rural alternative to the urban lifestyle.
- 'Greenspace': the area beyond the periphery of urban development which fulfils certain functions in relation to that urban development, including primary production, conservation, recreation and residential use.
- 'Landholding': an area of land at one or more locations, held in a rural area, irrespective of size or land use.
- 'New Landholder': an individual, group of individuals or company, having owned or occupied the rural holding for four years or less, as distinct from the established landholder of ten years or more ownership or occupancy.
- To further overcome the subjective overtones of the terminology of other studies, a landholder typology is used, differentiating landholders on the basis of:
  - (a) length of ownership and whether previous residence was urban or rural;
  - (b) the involvement with and income from commercial production;
  - (c) the use of the landholding as a permanent residence and;

(d) levels of domestic production.

## Chapter 2: Physical Setting

The diversity of physical environments of the Cygnet-Channel area has attracted a diversity of people; some seeking secluded bush blocks, others being attracted to the established farms with orchard and pasture. The coastal areas have attracted people desiring a small waterfront allotment in a rural or bush setting.

- The rural character of intensively cultivated pasture and orchards contained by the steep, wooded ranges provides an attractive alternative to the urban environment.
- Although the soils of the area are generally marginal, in terms of traditional agriculture, the land resource is adequate to support the activities of rural retreaters; in fact, the land is assuming new value through its residential and recreational use.
- The safe, sheltered beaches of the Cygnet coastline have influenced the pattern of development, by providing a focus for holiday and weekend recreation and by attracting many urban dwellers to the area.

## Chapter 3: Historical and Agricultural Setting

Since European settlement there have been two major changes affecting the pattern of land use: the development of intensive orcharding followed by the decline in orcharding coupled with the advent of rural retreating.

- In the 1870's the transition from subsistence farming to export-oriented agriculture produced a characteristic pattern of intensive orcharding and small holdings.
- Between 1966 and 1972, the viability of orcharding declined and many properties became derelict. The movement to rural residential living (beginning in the early 1970's) reversed this trend and created a new value of land, especially through subdivision, and is creating new patterns of land use.
- Within this historical context the future changes will be in the use of land rather than changes in the land used.

## SECTION B: LANDHOLDERS AND LANDHOLDINGS

### Chapter 1: Rural Landholders

The rural landholders are categorised on the basis of length of ownership or occupancy and three groups are identified: the new, intermediate and established landholders. The intermediate group have attributes of both the other groups, but the number of landholders in this group is too small for meaningful comparison with the other groups. The new and established landholders are significantly different.

- The new landholders, constituting 39% of the surveyed landholders, generally come from Hobart metropolitan area and mainland capital cities, and have moved to the area because of its attractiveness (landscape, amenity, etc.), its climate and the availability of relatively cheap land.
- In contrast to the established residents, the new resident population is younger: 31.7% are between 21 and 30 and only 9.2% are over 51: in comparison to 6.2% and 27.0% for the established population.
- The difference in levels of education is reflected in occupations: 14% of the new population are professional workers and only 1% of the established are professional.
- The location of employment also indicates significant differences: 50% of the new population commute to work in Hobart as opposed to 22% of the established population. Although 47% of the new population work on their property or in the local or nearby areas, 78% of the established residents do so.

## Chapter 2: Rural Landholdings

The landholdings of the new and established landholders show some significant differences in terms of size and location of holdings and land use.

- The most popular areas for new landholders are Cradoc, Garden Island Creek, Petcheys Bay and Nicholls Rivulet; the settled areas involving established landholders are Cygnet, Slab Road, Lymington and the Channel coast from Woodbridge to Gordon.
- New landholders show a preference for 6-10, 11-20 and 2 ha properties whereas established landholders tend towards larger holdings.
- Only 27% of all holdings are at present commercial and most of these are holdings of established landholders; most of the new landholders (70%) do not have any intention to undertake commercial farming.
- Non-commercial use of land, as indicated by domestic production, keeping of non-commercial livestock and improvements, shows the new landholders to be as involved as established landholders in the use and management of land.
- The use of land, through its increasing intensity, creates demands on the level of service provision. Although lower levels of water and sewage services are acceptable, the intensity of land use is overtaking road maintenance, largely because of the mobility and numbers of the new landholders.

## Chapter 3: Coastal Lifestyles and Land Use

A characteristic of the Cygnet-Channel area is the development of coastal

subdivisions along the coast from Port Cygnet to Verona Sands. In these areas allotments are of the order of 1 000 m<sup>2</sup>. These developments are distinct from the rural land use and landholders show no interest in involvement with rural land.

- Landholders are mostly residents of Hobart whose main use of their holding is for foreshore and water-based recreation during holidays and weekends.
- There is a wide variation in occupancy rates with 11% permanent residents.
- The landholders provide a substantial boost to the local economy during peak periods.
- Although only half the surveyed allotments have dwellings erected, there is a tendency to erect substantial buildings.
- In many areas subdivision has resulted in degradation of the visual amenity and the coastal environment and the loss of public access.
- The turnover of properties, improvement of sites and the tendency to permanent residence indicates a continued growth of coastal development and reinforces the need for careful planning, especially with respect to sewage disposal.

#### Chapter 4: Attitudes

The difference between the new and established rural landholders and the coastal landholders is further shown by their respective attitudes to development.

- The new rural landholders show concern with the subdivision of rural and coastal land and express a desire to see some control of this type of development. A majority disagree with ongoing coastal subdivision and agreed with the need to control subdivision by control of minimum lot sizes. An overwhelming majority agree that extensive subdivision would harm the rural character of the area.
- The established landholders have different perceptions of the benefits of subdivision and of rural character. A majority agree with ongoing coastal development and also agree to controls by minimum lot size and harm to the rural character by extensive subdivision.
- With respect to minimum lot size the established landholders are more in favour of 1 ha than the new landholders.
- Many residents of both groups acknowledge the need to prevent extensive subdivision and advocate the need for planning of rural residential development, but many believe that the maintenance of rural character and subdivisional development are compatible through careful planning.

- The coastal landholders mostly (45%) do not favour further development of the coast by subdivision, but 70% appreciated the need for minimum lot sizes to be applied to future subdivision. Most also perceived the potential harm to the coastal environment and rural character posed by extensive subdivision.

## SECTION C: IMPACT AND IMPLICATIONS OF RURAL RETREATING

### Chapter 1: The Consequences of Rural Retreating in the Cygnet-Channel Area

The main consequences of rural retreating arise because of the inexperience of the new settlers in living in a rural environment and because of their numbers. There are four main areas of concern, involving the physical environment, the local economy, the provision of services and the regulation of subdivision.

#### The Physical Environment

- An important problem is the maintenance of satisfactory standards of land management. The new settlers often lack the skills and knowledge to maintain a rural property, and the established landholders are often guilty of neglect.
- Another consequence is the threat to the as yet undeveloped bushland through
  - (a) the clearing by new settlers in developing their properties and;
  - (b) the clearing by the established landholders as an alternative to purchasing highly priced developed land.
- The loss of productive land is not a major consequence in the Cygnet-Channel area because of the declining profitability of orcharding, the generally marginal nature of the soils and the limited extent of fertile soils.

#### The Local Economy

- The movement has given impetus to the local building and associated industries, provided part-time work for established farmers and supported local shops.
- Rural retreating is creating difficulties for the commercial farmer by virtue of rates being levied on the high residential value of the land.

#### The Provision of Services

- Rural retreating has not produced significant problems, except in the case of coastal subdivisions where sewage disposal is a potential problem.
- A major area of concern is that road maintenance has not kept pace with the increasing commuter and recreational traffic.

### The Regulation of Subdivision

- Subdivision and the consequent higher residential densities exacerbates the problems attending the inward migration of people to the area and also raises questions on the adequacy of the present subdivision planning and approval process, and questions on the rights of land ownership, land use and development.

### Chapter 2: Implications for the Future

The courses of action and strategies for the future are broadly grouped as those of immediate and those of long-term concern. Through the existing authorities, courses of action aimed at alleviating the undesirable consequences of rural retreating are possible. In the long term, the solution to the various problems will require the reassessment of the planning system with respect to rural land use and the evolution of an effective rural policy.

- The education of new landholders can be achieved by the extension of the services already provided through the Department of Agriculture. Other state agencies, such as the Health Department, the Environment Department and the Rural Fires Board, could also fulfil an educational role.
- Local councils should also play a part in assisting landholders in land management, possibly by action such as the provision of an equipment hire service for weed and undergrowth control.
- The problem of sewage disposal needs to be assessed immediately, with the instigation of a health hazard monitoring programme and the investigation of alternatives to present methods.
- If it is considered necessary to maintain the viability of commercial farming in the Greenspace the local councils could undertake to reassess their rating system to remove deficiencies and inequities which exist at present.
- The evolution of a rural policy and its implementation will require a new approach based on regional concepts, with fully articulated aims and objectives.
- The most appropriate means of achieving this is by the creation of a regional planning authority, with the responsibility of establishing a data base for land use planning, approval of subdivision in the region and the evolution of rural policies, including policies for subdivisional development.
- Important considerations should be the subjecting of subdivision proposals to environmental impact studies and the formulation of guidelines to act as a positive input to the subdivision process.

## ***appendices***

APPENDIX 1

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This select bibliography includes all material consulted in the preparation of this study. It includes items which relate to the background and concepts of changing rural land use around urban centres, as well as many relevant area studies. Certain categories of material are excluded: newspaper articles, statistics and local area information.

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## APPENDIX 2

### LANDHOLDER SURVEYS: DESIGN, ADMINISTRATION AND ANALYSIS

This appendix deals with the design, administration and analysis of the landholder surveys used in the study of rural retreating in the Cygnet-Channel area. Details of the sample selection are outlined, and response rates to the questionnaires are given. Problems encountered in the administration of the questionnaires are also listed. Procedures used in the analysis of the collected data are discussed, particularly the indices used to measure self sufficiency, and tests of significance used to measure differences between responses of new and established groups of landholders.

## 1. The Population

The sample population was selected from the rate files of the Cygnet and Kingborough Councils. The rate files take the form of valuation slips prepared by the Tasmanian Valuer General's Department, and contain details of the location, size, improvements and property number as well as the correspondence address of the owner. Details of unimproved and improved capital values of each property are also listed. However, this information was not used, due to requests from each council for confidentiality.

The benefits of this approach, as opposed to other methods such as using electoral rolls and personal referrals to individuals, were seen to be:

- (a) an objective delineation of landholders for the sample selection, thus removing subjective bias;
- (b) an immediate contact by name and address for each landholder;
- (c) an immediate breakdown of landholders by location of their residence, thus indicating the extent of non-permanent landholders;
- (d) a categorisation of landholders into three classes -  
 Class 1 holiday home sites, all occurring within subdivisions along the coast between Gordon and Cygnet, and listed in size in terms of square metres, and most less than 1 000 m<sup>2</sup>,  
 Class 2 small blocks of less than 1 ha in size and located amidst larger land units: they are designated as houseblocks and have usually been subdivided from larger blocks,  
 Class 3 rural properties of more than 1 ha.

Several difficulties were encountered using the rate files for sample selection:

- (a) persons renting land were not sampled where the owner was contacted away from the study area;
- (b) addresses in some cases were inadequate for contacting the landholder, e.g. person not known, moved from address and new address unknown, particularly in the case of non-permanent landholders;

- (c) information was taken from the rate files in March/April 1977 and the questionnaires administered between June and August 1977, and as such land sales and changes of address in the intervening period were unrecorded;
- (d) a potential difficulty was the interviewing team having personal information obtained from government records about selected landholders and their reaction to this (in fact, little conflict was experienced).

Where difficulty was experienced in administering a questionnaire to a selected individual of the sample, that individual was replaced by another individual in order to achieve the chosen size of the sample population.

## 2. The Procedure

The compilation of the landholder list involved the following procedures:

- (a) extracting of relevant information from rate files;
- (b) Cradoc and Cygnet townships were excluded from the population, as land use was predominantly rural. Properties of less than 1 ha were excluded from the Port Cygnet population (except Class 1 properties) whilst in Kingborough, the cut-off was taken as 1 acre, because of the proliferation of small rural subdivisions and the format of the information;
- (c) the sorting of the relevant information into individual landowners to avoid duplication and to permit the sampling of landholders rather than land unit;
- (d) classification of landholders according to class of property held;
- (e) land leased from the Crown, almost exclusively foreshore leases for boat sheds and jetties, was excluded.

## 3. The Sample

**Class 1 Properties:** All landholders were included, giving a sample size of 407. As most of these landholders were non-permanent, a postal survey was used, and in anticipation of a 20 - 30% response rate, all landholders were surveyed. This approach could not distinguish between single site and multiple site landholders, and as such multiple site holders responded as single site holders. This may mean that in the response to the survey, multiple site landholders may be under-estimated.

**Class 2 Properties:** Due to their scattered occurrence and small size, these were excluded from the sample.

*Class 3 Properties:* This group of landholders was the most significant in terms of land use, and was therefore subjected to detailed investigation. A sample of 150 of the 824 landholders was selected for interview. The sample was chosen using a random number table, with an additional 50 landholders being chosen as replacements. Replacement of a landholder was undertaken when:

- (a) a sampled landholder refused to participate;
- (b) a sampled landholder could not be traced;
- (c) a sampled landholder was not at home after three visits to the property.

#### 4. The Questionnaires

Two questionnaires were used:

- (a) coastal subdivision landholdings;
- (b) rural landholders, with a modified version used for non-permanent landholders living outside the Hobart area or on the mainland.

Both questionnaires were modified, as a result of pilot administration of rural landholders in a nearby area during June 1977, and of holiday home owners selected at random during June 1977. The questionnaires used are found in Appendix 9.

#### *Administration and Return Rates*

##### i. Coastal subdivision and landholding questionnaire

A postal questionnaire was sent to all 407 landholders. To facilitate return, a stamped addressed envelope was included. A return rate of 199 responses was achieved, with no reminder notice being sent. A further 21 questionnaires were returned unopened, due to incorrect or changed address, or sale of property. One refusal to participate was received. The overall response rate achieved was approximately 50%.

##### ii. Rural landholders (postal questionnaires)

These were sent to 10 landholders living outside the Hobart area or on the mainland. A stamped addressed envelope was included to facilitate return. Only four questionnaires were returned, one of which had taken up residence in the study area.

##### iii. Non-permanent landholders (personally administered)

The mobility of the urban population caused problems of locating many people, and thus created the need for a high replacement rate. The response rate was high, with only one refusal to participate. The sample yielded a response rate of 27% in comparison to the rate file estimate of 32% of the total population.

##### iv. Permanent landholders (personally administered)

The response rate for this questionnaire was high, with only five ref-



usals. The length of time in administering the questionnaire varied from 15 minutes to one hour, however, it was more common to spend between 30 - 45 minutes. In addition to the questionnaire, much information was gathered through informal conversation with the interviewees.

Little difficulty was experienced in locating residences. The most suitable approach was to enquire from the local post office about the location of property, and from neighbours to ascertain times at which residents were most likely to be at home. In some cases, appointments were made by telephone to meet interviewees.

## 5. The Analysis

The information collected from the questionnaire was analysed using the Statistical Package for Social Sciences on the University of Tasmania's Burroughs B 6700 computer.

Four programmes were compiled to analyse the data for:

- (a) coastal subdivision landholding questionnaire;
- (b) rural landholder questionnaire;
- (c) permanent household individual details;
- (d) non-permanent individual details.

Data from the questionnaires was punched onto computer cards and standard computations of frequency and cross tabulation were used.

Two indices were developed to allow comparison between landholders of levels of self-sufficiency, both current and future. The following formulae were adopted.

$$SSI = \frac{RND((VARO43 \times 10 + VARO44 \times 6 + VARO45 \times 10 + VARO46 \times 2 + VARO47 \times 3 + VARO48 \times 4 + VARO49 \times 2 + VARO50 + VARO51 \times 2))}{(40)}$$

$$FSSI = \frac{RND((VARO52 \times 10 + VARO53 \times 6 + VARO54 \times 10 + VARO55 \times 2 + VARO56 \times 3 + VARO57 \times 4 + VARO58 \times 2 + VARO59 + VARO60 \times 2))}{(40)}$$

where SSI = self sufficiency index (present)  
FSSI = future self sufficiency

VARO43 to VARO51 represent the percentage of each commodity produced for domestic consumption at present, VARO52 to VARO60 production in future.

VARO43, Home Production: Vegetables  
VARO44, Home Production: Fruit  
VARO45, Home Production: Meat  
VARO46, Home Production: Poultry, Eggs  
VARO47, Home Production: Dairy Products  
VARO48, Home Production: Firewood  
VARO49, Home Production: Timber, Sand, Fenceposts  
VARO50, Home Production: Honey  
VARO51, Home Production: Clothing

VARO52, Future Home Production: Vegetables  
 VARO53, Future Home Production: Fruit  
 VARO54, Future Home Production: Meat  
 VARO55, Future Home Production: Poultry, Eggs  
 VARO56, Future Home Production: Dairy Products  
 VARO57, Future Home Production: Firewood  
 VARO58, Future Home Production: Timber, Sand, Fenceposts  
 VARO59, Future Home Production: Honey  
 VARO60, Future Home Production: Clothing

Weighting in the self-sufficiency index was approximated to represent the average diet and consumption patterns, i.e.

vegetables	x 10
fruit	x 6
meat	x 10
eggs	x 2
dairy products	x 3

If a commodity such as meat was not consumed, it was recorded as 100%.

Both indexes were normalised to give a maximum of 100. Whilst these indices are not intended to portray accurately the consumption patterns of each household, they do give an indication for comparative purposes. Responses in percentages, were recoded into ten equal intervals:  
 1 = 0-10, 2 = 11-20 → 10 = 91-100

## 6. Significance Tests

The difference between responses for new and established groups of landholders is tested for significance by use of a  $\chi^2$  test. The intermediate group of landholders is excluded due to the smallness of the sample size.

The null hypothesis  $H_0$  (that there is no significant difference between the two groups) is used in all cases. Regrouping of classes was necessary in some cases to satisfy the requirements of a  $\chi^2$  test. Cochran<sup>1</sup> recommends that fewer than 20% of cells should have an expected frequency of less than 5 and no cells should have an expected frequency of less than 1.

Where the evaluated  $pH_0$  (i.e. the probability of occurrence of  $\chi^2$  under  $H_0$ ) is greater than stated level ( $\alpha$ ), the difference is not significant; where  $pH_0 < \alpha$  the difference is significant at that level. The degrees of freedom (d.f.) is given by  $d.f. = (r-1)(k-1)$  where

$r$  = number of rows  
 $k$  = number of columns

The formula for evaluating  $\chi^2$  is:

$$\chi^2 = \sum_{r=1}^n \sum_{k=1}^n \frac{(O_i - E_i)^2}{E_i}$$

where  $O_i$  is the observed frequency  
 $E_i$  is the expected frequency

(obtained by multiplying the two marginal

totals common to a particular cell and then dividing this product by the total number of cases).

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- <sup>1</sup> COCHRAN, W.G., 1954; Some methods of strengthening the common  $\chi^2$  tests, *Biometrics* 10, 417-451.
- <sup>2</sup> SIEGEL, S., 1956; *Non-parametric statistics for the behavioural sciences*; Kogakusha Co. Ltd., Tokyo. pp 104-111.

APPENDIX 3

STATISTICAL TEST  
OF REPRESENTATIVE OF SAMPLE

In order to determine how representative the study sample was of the total population, age profiles of the sample and total population were compared. The age distribution of the 1976 population of the study area was re-evaluated to give comparable age groups (Table 3.1). The binomial test<sup>1</sup> concerning standard errors of proportions was applied.

The proportions of the population in each age group for the sample were used to evaluate the 95% confidence limits i.e. the limits within which the proportions may vary to be 95% confident of being representative of the population.

$$SE = \sqrt{\frac{Pq}{N}}$$

where SE = standard error for the i th category  
 P = proportion of sample in the i th category  
 q = proportion of sample not in the i th category  
 N = number of individuals = 388

The formula for the confidence limits is:

$$P = \hat{p} \pm Z SE \text{ for 95\% confidence limits}$$

where p = proportion of population  
 $\hat{p}$  = estimated proportion based on sample

This binomial test concerning standard errors of proportions gave the confidence limits as shown in Table 3.2.

As can be seen the population proportions in each class fall within the 95% confidence limits for all classes except the 0 - 5 males based on the proportions estimated from the sample.

For the sake of graphic comparison the age-sex profile for the total population was regrouped to give equal age intervals (Table 3.3). The comparison is shown in Figure 15.

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<sup>1</sup> HAMMOND, R., and McCULLAGH, P.S., 1974; *Quantitative techniques in geography : an introduction*, Chapt.5; Clarendon Press, Oxford.

TABLE 3.1

Statistical Test for the Representativeness of the Sampled Population

Sex	Age Class (Years)	Interval Estimate at 95% Confidence Limits	Actual % From Census
M	0-5	0.8 - 3.8	5.7
M	6-10	3.8 - 8.6	5.2
M	11-15	3.6 - 8.2	5.8
M	16-20	2.5 - 6.7	4.9
M	21-30	6.2 - 11.8	7.2
M	31-40	5.3 - 10.7	6.2
M	41-50	3.2 - 7.6	5.8
M	51-60	2.5 - 6.7	5.1
M	61+	5.7 - 11.3	6.9
F	0-5	1.6 - 5.2	4.6
F	6-10	3.4 - 8.0	5.0
F	11-15	3.6 - 8.2	5.6
F	16-20	1.4 - 4.8	2.9
F	21-30	3.0 - 7.4	6.9
F	31-40	5.3 - 10.7	6.3
F	41-50	3.2 - 7.6	4.9
F	51-60	2.4 - 6.4	5.0
F	61+	2.1 - 6.1	5.8

TABLE 3.2

Percentage of Population in each age Class - Census Population (c)  
and the Sampled Population (s)

Age Class (Years)	Port Cygnet Municipality				Kingborough Municipality				Total Study Area			
	Male		Female		Male		Female		Male		Female	
	C	S	C	S	C	S	C	S	C	S	C	S
0-5	6.2	3.6	4.7	4.1	5.0	0.6	4.6	2.4	5.7	2.3	4.6	3.4
6-10	5.1	5.9	5.9	6.8	5.4	6.6	4.0	4.2	5.2	6.2	5.0	5.7
11-15	5.3	4.5	5.5	5.0	6.4	7.8	5.8	7.2	5.8	5.9	5.6	5.9
16-20	4.9	3.6	3.0	2.7	4.8	6.0	2.8	3.6	4.9	4.6	2.9	3.1
21-30	7.8	11.8	7.3	6.8	6.4	5.4	6.4	3.0	7.2	9.0	6.9	5.2
31-40	5.7	10.4	6.2	8.6	6.8	4.8	6.3	7.2	6.2	8.0	6.3	8.0
41-50	5.3	4.5	4.9	5.0	6.5	6.6	4.9	6.0	5.8	5.4	4.9	5.4
51-60	4.9	3.2	4.8	3.2	5.4	6.6	5.4	6.0	5.1	4.6	5.0	4.4
61+	6.5	7.2	6.0	3.2	7.4	10.2	5.6	5.4	6.9	8.5	5.8	4.1
Total	51.8	54.8	48.2	45.2	54.3	54.5	45.7	44.7	52.9	54.6	47.1	45.1

TABLE 3.3

Age Structure of Study Area Population - Census Population  
and the Sample Population<sup>a</sup>

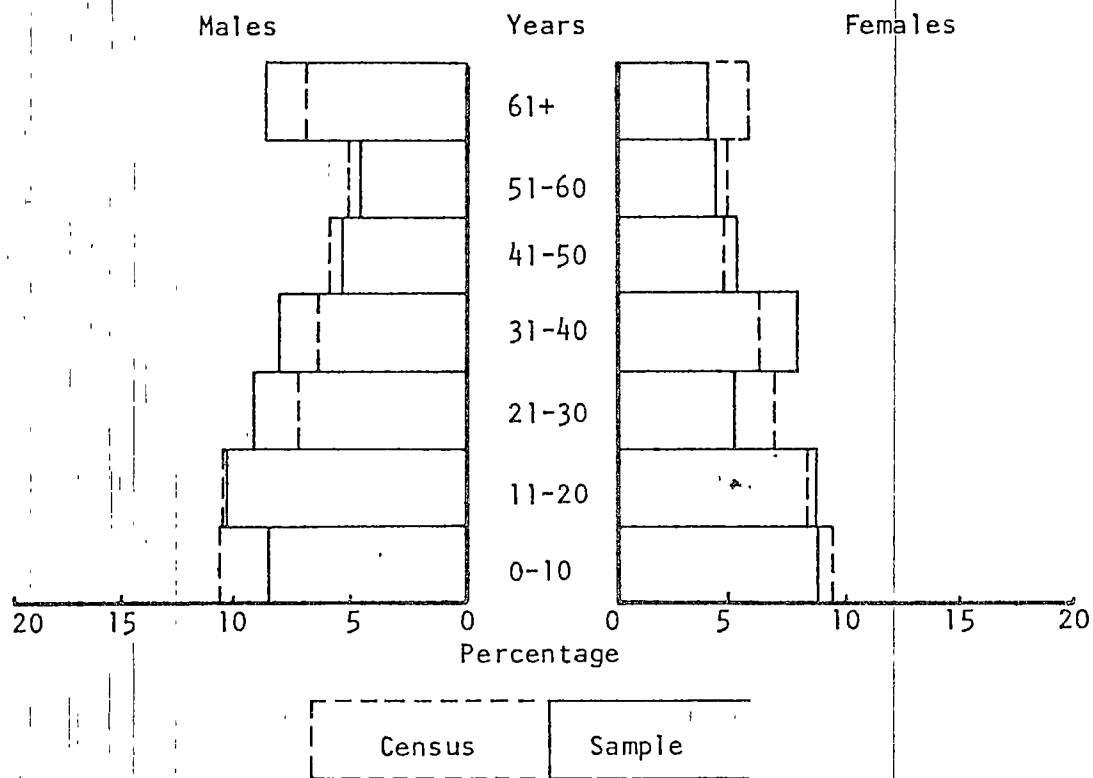
Age Class (Years)	Male		Female	
	Census %	Sample %	Census %	Sample %
0-10	10.9	8.5	9.6	9.1
11-20	10.7	10.5	8.5	7.0
21-30	7.2	9.0	6.9	5.2
31-40	6.2	8.0	6.3	8.0
41-50	5.8	5.4	4.9	5.4
51-60	5.1	4.6	5.0	4.4
61+	6.9	8.5	5.8	4.1

<sup>a</sup> Regrouped from Table 2 for Equal Age Intervals



FIGURE 15

Population Profile of the Study Area - Census  
Population and the Sample Population



APPENDIX 4

POPULATION CHANGES IN THE  
CYGNET-CHANNEL AREA IN THE  
10 YEAR PERIOD, 1966-1976

TABLE 4.1  
Population Age Structures for Port Cygnet<sup>a</sup> and Kingborough<sup>b</sup> Municipalities - 1966, 1971 and 1976 Censuses

Age Class	1966						1971						1976 <sup>c</sup>					
	Cygnet		Kingborough		Total		Cygnet		Kingborough		Total		Cygnet		Kingborough		Total	
	M	% n	F	M	% n	F	M	% n	F	M	% n	F	M	% n	F	M	% n	F
0-4	6.0 105	6.25 121	4.1 46	4.3 48	5.2 151	5.5 158	6.3 86	5.2 71	4.2 43	4.0 41	5.4 129	4.7 112	5.0 65	4.0 52	3.4 36	3.7 39	4.3 101	3.9 91
5-9	6.9 121	6.9 121	6.7 75	6.3 71	6.8 196	6.7 192	6.4 87	5.9 81	4.8 50	4.7 49	5.7 137	5.4 130	5.5 71	5.2 67	6.0 63	4.4 46	5.7 134	4.8 113
10-14	6.2 109	6.4 113	5.3 60	5.3 60	5.9 169	6.0 173	6.9 91	6.0 82	7.9 82	6.3 65	7.2 173	6.1 147	5.3 68	5.7 73	6.0 64	4.6 49	5.6 132	5.2 122
15-19	4.1 72	3.9 68	4.9 55	2.7 31	4.4 127	3.4 99	4.5 61	3.9 52	4.6 47	3.7 38	4.5 108	3.8 90	3.9 50	3.5 45	5.6 59	4.1 43	4.6 109	3.7 88
20-24	3.2 56	2.9 51	3.4 38	2.5 28	3.3 94	2.7 79	3.0 41	2.4 33	3.0 31	2.4 25	3.0 72	2.4 58	4.0 51	3.8 49	2.8 30	2.9 31	3.4 81	3.4 80
25-29	2.4 43	2.4 42	2.5 28	2.3 25	2.5 71	2.3 67	2.5 34	2.7 37	3.1 32	2.6 27	2.8 66	2.7 64	5.0 65	3.5 45	3.6 38	3.0 32	4.4 103	3.3 77
30-34	2.5 45	3.1 54	3.1 35	2.6 29	2.8 80	2.9 83	2.0 27	2.2 30	3.1 32	2.3 24	2.5 59	2.3 54	3.1 40	3.4 44	3.8 40	3.5 37	3.4 80	3.4 81
35-39	3.0 53	3.0 53	2.3 26	2.9 33	2.7 79	3.0 86	2.6 35	2.9 39	3.4 35	3.4 35	2.9 70	3.1 74	2.5 32	2.9 37	2.9 31	3.1 33	2.7 63	3.0 70
40-44	3.2 57	2.8 49	3.3 37	2.8 32	3.3 94	2.8 81	3.3 45	3.0 41	3.1 32	3.3 34	3.2 77	3.1 75	2.9 37	2.7 35	3.6 38	2.6 28	3.2 75	2.7 63
45-49	2.5 44	2.3 40	3.3 37	3.6 40	2.8 81	2.8 80	3.5 47	3.1 42	3.3 34	2.6 27	3.4 81	2.9 69	2.4 31	2.4 31	2.9 31	2.6 27	2.6 62	2.5 58
50-54	2.8 50	2.0 36	3.6 41	2.8 31	3.2 91	2.3 67	2.4 33	2.5 34	2.8 29	2.9 30	2.6 62	2.7 64	3.0 39	2.2 29	2.8 30	2.8 24	2.9 69	2.2 53
55-59	2.4 43	2.2 39	2.7 30	2.4 27	2.5 73	2.3 66	2.6 36	2.2 30	3.1 32	2.5 26	2.8 68	2.3 56	1.9 25	2.2 29	2.6 28	2.7 29	2.3 53	2.5 58
60-64	1.6 29	1.4 25	2.3 26	1.8 20	1.9 55	1.6 45	2.6 35	2.2 30	2.6 27	1.9 20	2.6 62	2.1 50	2.5 32	2.3 30	2.9 31	2.6 27	2.7 63	2.4 57
65+	3.8 67	3.7 65	4.5 50	5.6 63	4.1 117	4.4 128	4.3 58	3.2 44	4.6 47	3.9 40	4.4 105	3.5 84	4.6 59	4.2 54	5.1 54	3.6 38	4.8 113	3.9 92
Total	50.8 894	49.2 866	52.0 584	47.9 538	51.3 1478	48.7 1404	52.6 716	47.4 646	53.6 553	46.5 481	53.0 1269	47.0 1127	51.6 665	48.4 625	54.3 574	45.7 483	52.8 1239	47.2 1108
Grand Total	100 1760		100 1122		100 2882		100 1362		100 1034		100 2396		100 1290		100 1057		100 2347	

<sup>a</sup>Excludes Town of Cygnet Collector District

<sup>b</sup>Kingborough Municipality - below Oyster Cove Road

<sup>c</sup>The difference between the Grand Total and Total Males/Females in the 1976 Census is due to the inclusion of individuals whose age was unstated.

TABLE 4.2

Population Change and Statistics of Dwellings - 1966, 1971 and 1976

Area	Port Cygnet <sup>a</sup>			Kingborough <sup>b</sup>			Total		
Year	1966	1971	1976	1966	1971	1976	1966	1971	1976
Males	894	716	655	584	553	574	1478	1269	1239
Females	866	646	625	538	481	483	1404	1127	1108
Total	1760	1362	1290	1122	1034	1057	2882	2396	2347
Change	$\begin{matrix} -398 & -72 \end{matrix}$			$\begin{matrix} -88 & +23 \end{matrix}$			$\begin{matrix} -486 & -49 \end{matrix}$		
%	$\begin{matrix} -23\% & -5\% \end{matrix}$			$\begin{matrix} -8\% & +2\% \end{matrix}$			$\begin{matrix} -17\% & -2\% \end{matrix}$		
Change	$\begin{matrix} -470 \end{matrix}$			$\begin{matrix} -65 \end{matrix}$			$\begin{matrix} -535 \end{matrix}$		
1966-76	$\begin{matrix} -27\% \end{matrix}$			$\begin{matrix} -6\% \end{matrix}$			$\begin{matrix} -19\% \end{matrix}$		

Occupied Dwellings	N.A.	304	404	N.A.	293	323	N.A.	597	727
Unocc. Dwellings	N.A.	158	226	N.A.	32	47	N.A.	190	273
Total Dwellings	N.A.	462	630	N.A.	325	370	N.A.	787	1000

<sup>a</sup> Excludes Town of Cygnet Collector District  
N.A. - Not Available

<sup>b</sup> Kingborough Municipality - below Oyster Cove Road

The population details for the Port Cygnet and Kingborough councils were extracted from Australian Bureau of Statistics data for the 1966, 1971 and 1976 censuses. To make data comparable to the study area, the town of Cygnet was excluded, as was that part of Kingborough north of Oyster Cove Road. The Port Cygnet figures are for collector districts 1, 2, 4 and 5 in *Local Government Area 105*. The Kingborough figures are for collector districts 1, 2, 3 and 4 in *Local Government Area 103* in the southern part of Kingborough. Table 4.1 presents the age - sex structure of the population for the three censuses. The changes in population are summarised in Table 4.2.

The features most relevant to the study are:

- (a) The Port Cygnet population declined by 398 (23%) between 1966 and 1971, but only by 72 (5%) between 1971 and 1976.
- (b) The Kingborough population declined by 88 (8%) between 1966 and 1971, and increased by 23 (2%) between 1971 and 1976.
- (c) As well as a reversal of the decline in population, the age structure of the population also changed between 1966 and 1976 with the most significant increase being the proportion of the population in the 25 - 29 year age group, as shown in Figure 16. The proportion of the population in the 30 - 34 and the over 60 age groups also increased.
- (d) The figures for the whole of the Port Cygnet Municipality, including the town of Cygnet, indicate when the changes occurred. These are shown in Table 4.3.

TABLE 4.3.

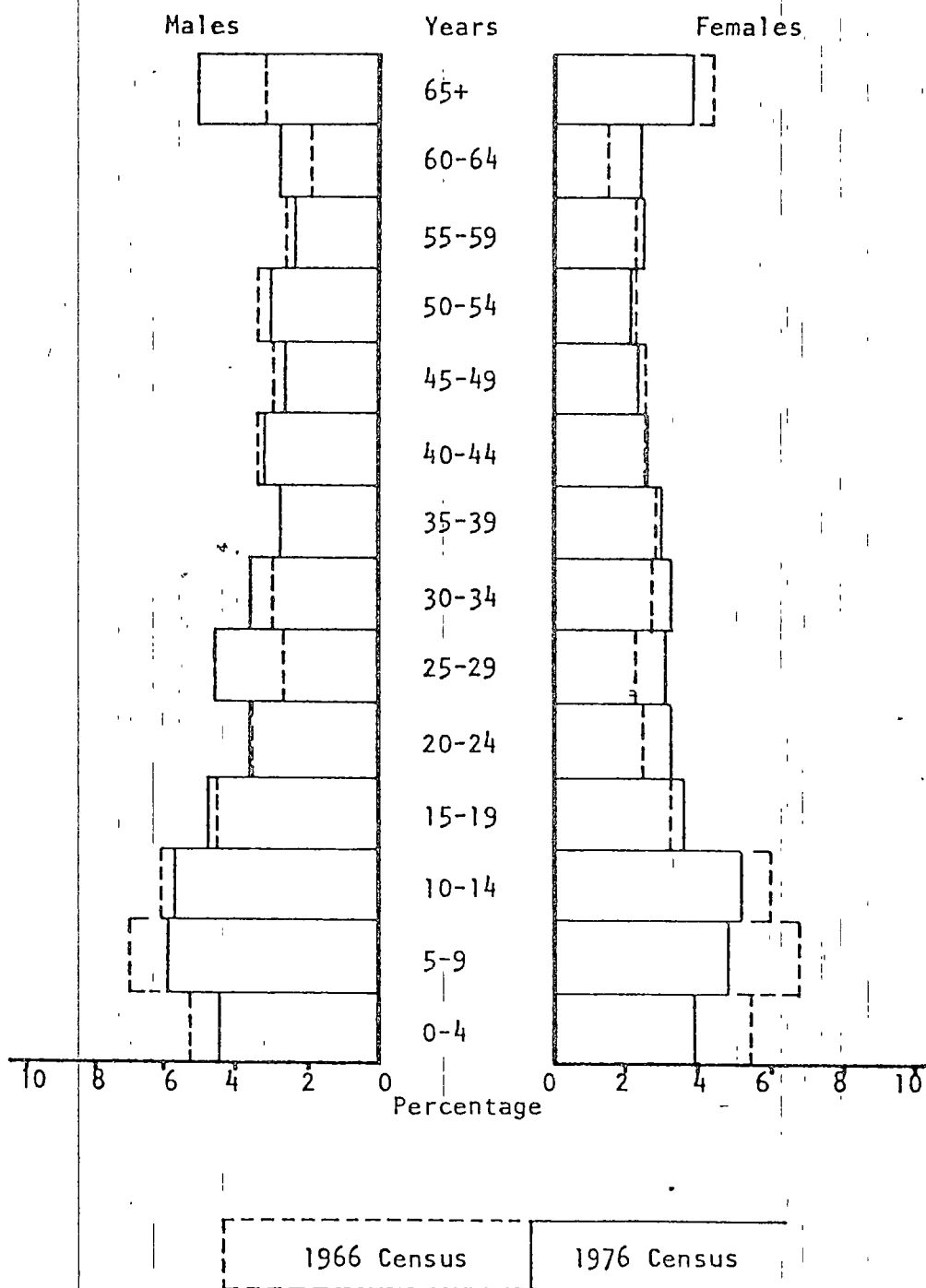
Population Change in the Port Cygnet Municipality: 1966-1976

Year <sup>1</sup>	1966	1971	1972	1973	1974	1975	1976
Population	2250	2070	1980	1890	1810	1820	2010

<sup>1</sup> The intercensal figures are estimates given in the Tasmanian Year Books 1974, 1976, 1977.

FIGURE 16

Population Profile of the Study area - 1966 and 1976 Census Figures



APPENDIX 5

AGRICULTURAL PRODUCTION IN THE  
PORT CYGNET MUNICIPALITY  
IN THE 10 YEAR PERIOD, 1966-1976

Because of difficulties with agricultural census deliniation, the agricultural statistics of the lower section of Kingborough Municipality cannot be included. Despite this difficulty, it is felt that the trends that have occurred in the Port Cygnet Municipal area can be reasonably assumed to be representative of the whole area of study.

Undoubtedly the most significant change in agricultural production is the decline in *orcharding*, clearly demonstrated in Figure 17a.

To some extent this change has seen a shift to other forms of production, the most significant being *beef cattle* (Figure 17b). In support of this assumption is the increase in area of *sown pasture* (Figure 17c). However, as the total area of land available for such use is now reaching saturation, further increases in pasture area are unlikely.

Less significant areas of production are *smallfruit* (Figure 17d), which demonstrates a fairly constant level of production and *vegetables* (Figure 17e), production of which is increasing. However, the areas involved with vegetables are still too small to indicate any significant developments.

*Pig* and *sheep* numbers (Figures 17f, 17g) demonstrate fluctuations in response to market movements, while the steady downturn in *dairying* (Figure 17h) mirrors the difficulties facing this industry.

These latter types of agricultural production are hardly significant to such a large area. It has been the downturn in the orcharding industry that has weakened the agricultural economy of the area, and the option of beef production has only been a really successful financial enterprise to a few.

The following tables have been drawn from statistics provided by the Australian Bureau of Statistics, Hobart, from the following mimeographed publications.

*Fruit production, Tasmania: 1966-67 to 1975-76.*

*Crop statistics, Tasmania: 1966-67 to 1975-76.*

*Livestock statistics, Tasmania: 1966-67 to 1975-76.*

*Number of farms, employment, irrigation and fertiliser usage, Tasmania: 1966-67 to 1975-76.*



FIGURE 17

Agricultural Trends - 1966 - 1976 (Port Cynnet Municipality Only)

- a. Apple and Pear Trees  
b. Beef Cattle Numbers

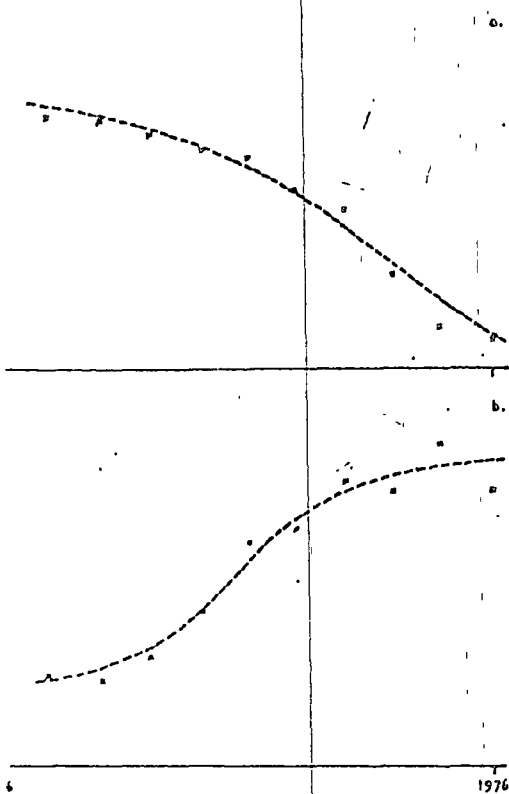


FIGURE 17

Agricultural Trends - 1966 to 1976 (Port Cynnet Municipality Only)

- c. Area of Vegetables  
f. Pig Numbers

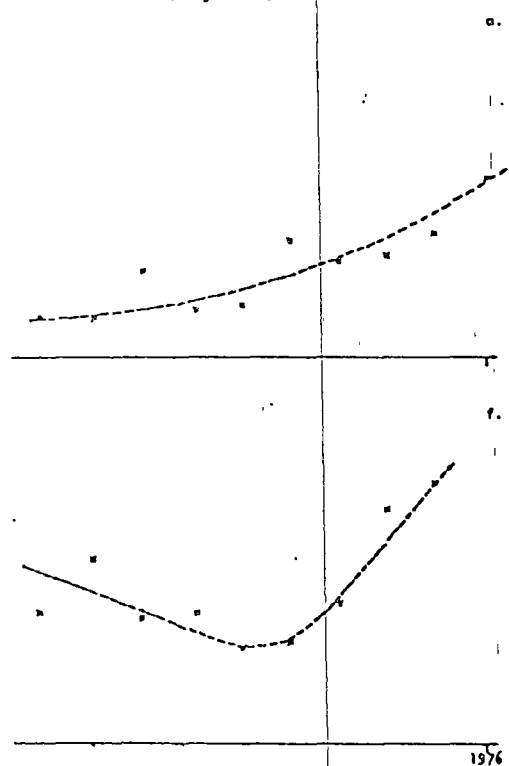


FIGURE 17

Agricultural Trends - 1966 to 1976 (Port Cynnet Municipality Only)

- c. Area of Pasture  
d. Area of Small Fruit

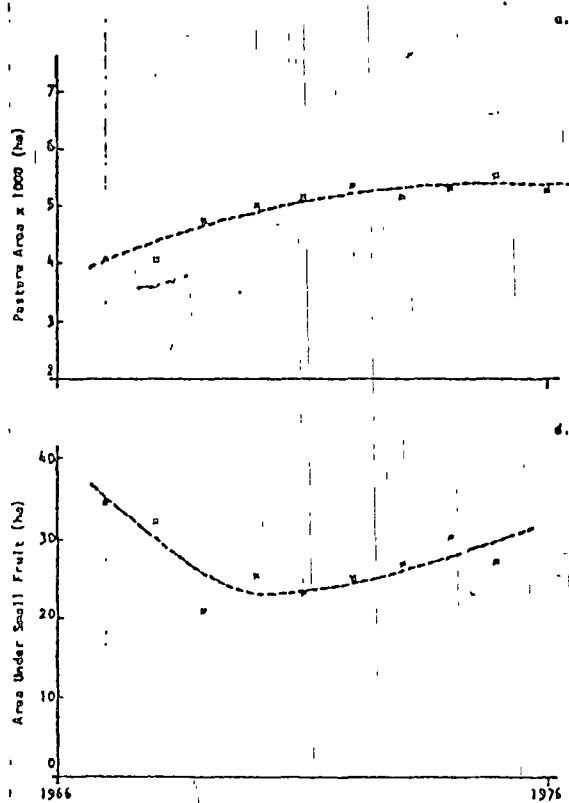
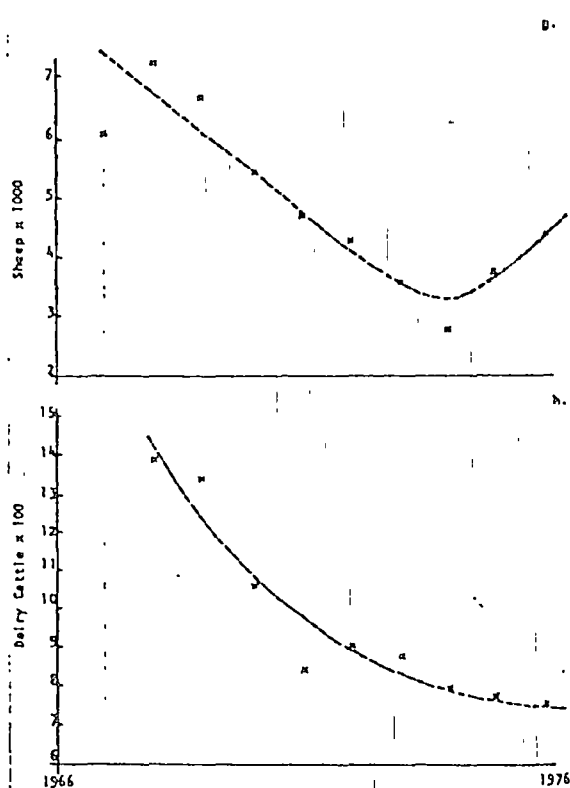


FIGURE 17

Agricultural Trends - 1966 to 1976 (Port Cynnet Municipality Only)

- g. Sheep Numbers  
h. Dairy Cattle Numbers

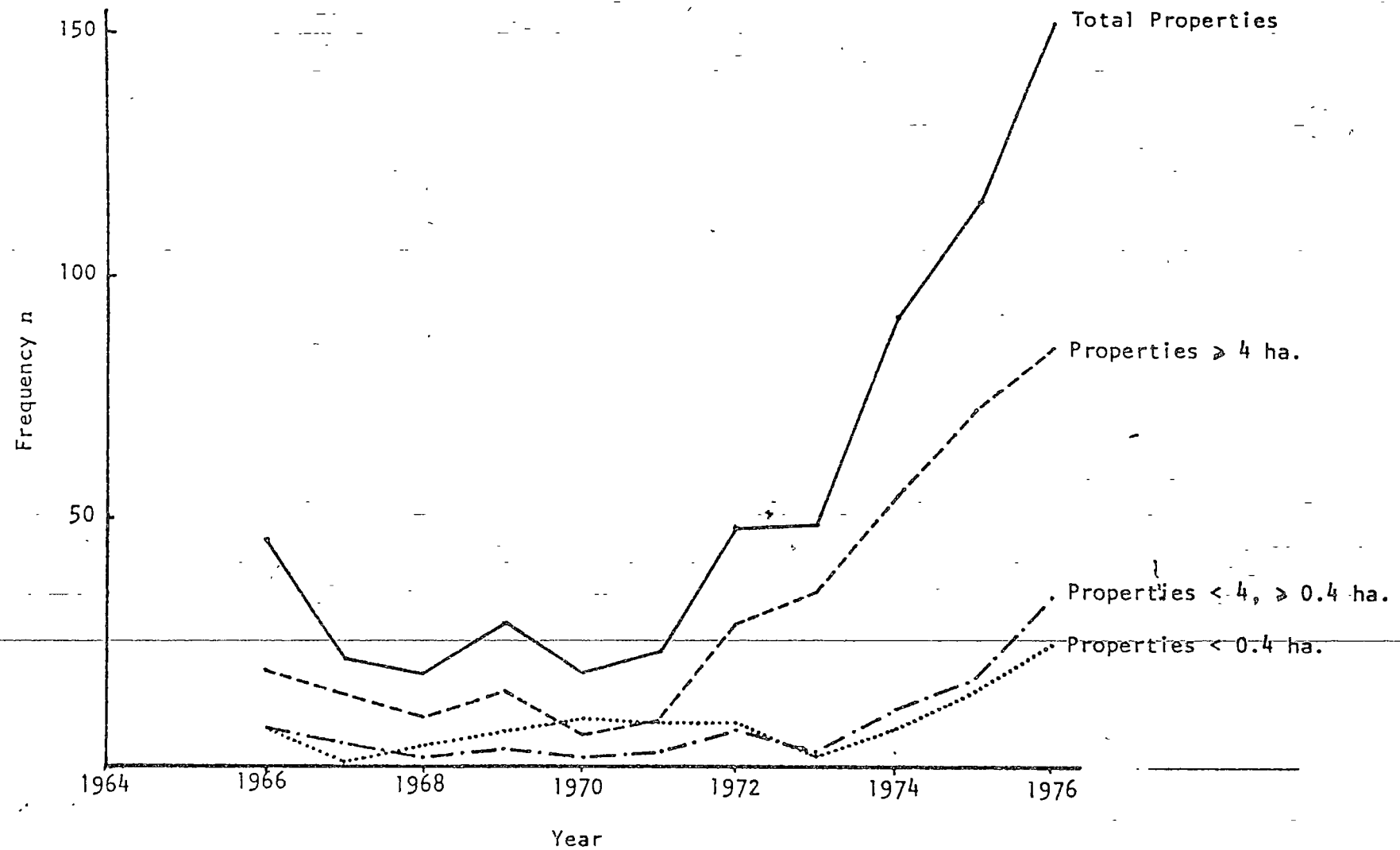


APPENDIX 6

ADVERTISING AS AN  
INDICATOR OF CHANGING  
LAND USE

FIGURE 18

Number of Properties on the Market in the Cygnet-Channel Area 1966-1976



Advertisements of real estate for sale can give an indication of land availability at any particular period of time in a particular area. Although some land transactions will not reach the advertising media, the advertisements for properties for sale in newspapers will give an indication of land availability. For the purposes of this study, newspaper advertisements in *The Mercury*<sup>1</sup> (Saturday edition) are taken to be representative of land sales. The investigation was conducted over a ten year period of advertising, 1966-1976, for properties for sale in the Cygnet-Channel area. Whilst such an investigation may appear subjective, inexhaustive and inaccurate due to apparent limitations, it will give a qualitative impression of changes in land sales.

The number of properties coming onto the market in the Cygnet-Channel area has been a function of the supply of rural land, as influenced by declining agricultural returns, and by the demand by new settlers for land. Clearly, it is not possible to attribute a specific proportion of the increase in rural property turnover to the new demand. However, the style of advertising does reflect the change in demand and the type of person being attracted to rural areas. Thus when an increase in the number of rural properties for sale is accompanied by a change in advertising style, that style will reflect the perception real estate agents have of the new demand for land.

In the compilation of the relevant advertising details, properties with and without houses were differentiated. Properties were also grouped according to size :

- (a) greater than 4 ha;
- (b) between 4 ha and 0.4 ha;
- (c) less than 0.4 ha.

As the large properties are farm size holdings, the prices are recorded as \$ per ha, as opposed to the recreational homesites and town houses where the price is recorded as a total price. To some extent some of the larger properties should also be recorded as a total price, especially where the property is purchased as a non-commercial enterprise.

The characteristics of properties sought by new settlers reflect the recreational and residential use of the land. Acreage is one of the less important criteria. This is evidenced by the features commonly stressed in the advertisements : views; shelter belts; access to amenity; waterfrontage and distance to Hobart. Another feature of prices relates to large acreages. These usually reach a maximum price of \$40 000 to \$50 000, independent of area, and reflect the uncleared nature of many of these large holdings.

#### Limitations

Numerous problems attend the assessment of the above features, thus making the study of advertising essentially qualitative. Whilst advertising may be quite articulate, it is seldom explicit. Consequently, double counting is difficult to avoid. Where the location, size and details of the property were stated, care was taken to avoid duplication in statistical compilation. Another limitation relates to the continued advertising of a property over a long time span and by different real

estate agents, often resulting in making it impossible to distinguish between that property and other properties which have subsequently come onto the market. Further difficulties relate to advertising reflecting supply rather than demand and advertising of a property not necessarily constituting a sale.

The assessment of the impact of the new demand on prices is particularly difficult. As with any monetary comparison over time, the increase in land prices due to a specific cause such as demand-push inflation is hard to separate from the general inflation rate. The problem is attenuated by externalities, such as the response of land prices to liquidity fluctuations, real estate booms and even disasters such as the 1967 bush-fires.

A further difficulty arises from the lack of a common denominator or formulae for comparing property prices. The variation in prices within a short time span reflects the variation in land attributes such as pasture, arability and topography; variation in dwellings such as their age, size and condition, and other features such as outbuildings, fencing and similar improvements. This variety hampers meaningful comparison between different years and the evaluation of trends in prices. To some extent, the prices of properties can be expected to correlate with locality in relation to water based recreation, scenic views, major roads and services. This locality factor further serves to reduce the validity of blanket comparisons of land prices. However, an overall approach was necessary to obtain a sample of meaningful size.

#### Trends Observed

The most significant trend was the increase in the number of properties coming onto the market (Figure 18). Between 1966 and 1971, the number of properties advertised fluctuated between 19 and 37. In 1972 and 1973, 47 and 48 properties were advertised respectively. A steady increase from 1973 to 1976 of 48 to 153 was observed. It is postulated this increase is due to two main factors : the exit of the commercial farmer in response to declining profitability of orcharding, and the increasing demand for rural properties by previously urban based residents.

Whilst prices of all classes of properties do not show such a dramatic increase as the number of properties for sale, there is an obvious trend for increasing prices. In some cases, the increase is not significantly higher than the rate of inflation. The relatively small sample (as shown in Table 6.1) and the scatter of prices precludes the accurate quantification of price increases.

#### Selected Advertisements (From *The Mercury* : Saturday Edition)

1966: January     *Channel*: Orchard and dairy property of 44 acres, 8 acres orchard (export variety), 25 acres paddocks. Balance light timber, 2 permanent creeks flow through property. This offering can be purchased with crop if so desired. Improvements include WB dwelling. Dairy fully equipped, outbuildings, apple sheds. Owner is desirous of leaving the state. Priced to sell at £8 900 (\$17 800).

TABLE 6.1  
Number and Price of Properties Coming Onto the Market in the Cygnet-Channel Area 1966-1967<sup>a</sup>

Year		1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976
(1) Properties ≥ 4 ha.	Number of Properties	20	15	11	15	7	11	29	35	55	72	84
	Av. Price (\$) with Dwelling <sup>b</sup>	890 (6)	794 (5)	1291 (9)	745 (9)	1159 (5)	638 (3)	1817 (12)	1480 (11)	1544 (18)	1676 (19)	2272 (19)
	Av. Price (\$) without Dwelling <sup>b</sup>	506 (8)	219 (4)	647 (4)	- -	178 (1)	1010 (2)	1070 (2)	1200 (15)	1401 (23)	1105 (41)	1332 (58)
	Average Size (hectares)	46.74	17.26	28.33	35.13	23.47	34.74	21.11	27.45	41.83	34.57	23.76
(2) Properties < 4, ≥ 0.4 ha.	Number of Properties	8	5	2	4	2	4	7	5	12	18	34
	Av. Price (\$) with Dwelling	3167 (4)	- -	- -	5791 (2)	3000 (1)	6555 (3)	6750 (2)	14675 (3)	18692 (5)	17136 (9)	23703 (9)
	Av. Price (\$) without Dwelling	1983 (4)	2300 (2)	6200 (2)	- -	- -	2000 (1)	4322 (4)	8000 (2)	7455 (6)	13250 (2)	9366 (26)
	Average Size (hectares)	1.44	1.39	2.35	1.78	1.48	2.04	1.56	1.79	1.45	1.43	1.47
(3) Properties < 0.4 ha.	Number of Properties	8	1	5	7	10	9	9	3	10	16	26
	Av. Price (\$) with Dwelling	2794 (4)	- -	2700 (3)	3675 (4)	4129 (6)	2317 (3)	2000 (1)	15500 (1)	11000 (1)	14212 (4)	19333 (3)
	Av. Price (\$) without Dwelling	2367 (4)	3200 (1)	600 (2)	185 (2)	433 (2)	330 (5)	2400 (3)	3475 (2)	8241 (7)	5030 (10)	5082 (18)
Total Number of Properties		37	22	19	29	19	24	47	48	92	116	153

Note: Number in brackets below each price is the sample from which the average is taken.

<sup>a</sup> Based on Real Estate advertisements from *The Mercury*, Hobart

<sup>b</sup> Refers to price per hectare.

- 1967: April     *Channel Area*: Here is an opportunity to secure a good residence complete with furniture, and 26 acres of land ideal for cows, poultry. The property is ideal for subdivision as it is within 100' of the water. \$3 750 (10.61 ha).
- 1968: February     *Oyster Cove*: 44 acres, one-third cleared. Easily improved for pasture, sunny semi-level position. 1½ acres fire damaged berry fruit, permanent springs, priced for quick sale. \$1 490.
- 1969: May     *Woodbridge*: This delightful small farm with glorious river views, 6 acres orchard, 30 acres light bush and pasture. 3 bedroom house, ideal holding for part-time primary producer. \$16 500.
- 1970: September     *Verona Sands*: Small house and 100 acres. ¼ mile to water. Good fishing. Price includes tractor and ploughs. \$5 500.
- 1971: October     *Woodbridge*: With magnificent Channel views surrounded by gradually sloping lands. These several 5 acre lots are available for purchase. Ideal for family that wishes to have something different and to be away from the noisy city life. Top price \$200 per acre.
- 1971: October     *Middleton*: Virtual water frontage with sandy beach overlooking Channel and Bruny Island. 28 acres, 24 sown. Roads all sides. Ideal for hobby farm or retirement. Old cottage. \$8 500.
- 1972: May     *Channel*: New 21 square house, highly productive land. Ideal for small farm or hobby purposes. \$35 000 (16.33 ha).
- 1973: August     *Nicholls Rivulet*: This could be it, 100 acres. Light bush, 25 orchard. Needs renovation, rural outlook, secluded. \$14 000.
- 1974: February     *Garden Island Creek*: This property situated some 40 miles from the city. Is ideally located for a country retreat. Unique property which lends itself for use as a farm, guest house, small country club, health camp etc. \$40 000 (261 ha).
- 1975: August     *Cygnet*: 3 BR house plus a 20 x 20 rumpus room. 40 acres paddock. Ideal for a country estate within commuting distance of Hobart. \$40 000 (32.6 ha).
- 1976: May     *Nicholls Rivulet*: 60 acres recent pasture. Potential for 5 acres. \$3 500 (28.8 ha).

- <sup>1</sup> The Mercury is Southern Tasmania's only daily newspaper and its Saturday edition includes the best coverage of advertisements of real estate for sale.



APPENDIX 7

THE CURRENT STATE OF PLANNING  
IN TASMANIA

An appreciation of the need for regional planning requires an understanding of the responsibilities and powers of existing planning bodies. A brief resume of the planning hierarchy and the state of the art of planning in Tasmania are presented to give such an understanding. As subdivision is seen as a most crucial facet of development, the approval process is examined.

### The Planning Hierarchy<sup>1</sup>

The municipality, in the Australian context, is the lowest tier of government. It is responsible for basic service provision<sup>2</sup> (water supply, roads, sewage disposal), the enforcement of health and building regulations and the provision of some community needs (civic centres, libraries, senior citizens centres). In rural municipalities of limited resources, basic service provision is restricted to road provision and maintenance. Municipalities are funded by the Commonwealth Government through grants and internally by levying rates, as well as business undertakings and services. The responsibility for power, housing, police, health, education and welfare rest with the State. With respect to land use planning, local councils have the power to prepare land use plans and the State Government, in the Planning and Development Department through the Office of the Commissioner for Town and Country Planning (OCTCP)<sup>3</sup> has the responsibility of approving such plans. In the area to the south of Hobart, Kingborough has produced a series of statutory plans for the northern part of the municipality around Kingston and North West Bay; the OCTCP is currently preparing land use plans on behalf of the municipalities of Huonville and Bruny, but neither Esperance nor Cygnet is covered by any plan (with the exception of the town of Cygnet).

Regional planning is in its infancy in Tasmania and, as with land use planning in general, it is basically focussed on urban areas. Three regional planning authorities have been in operation at various times: the Southern Metropolitan Master Planning Authority (SMMPA); the North West Master Planning Authority (NWMPA); and the Tamar Regional Planning Authority (TRPA). These bodies have been responsible for the co-ordination of land use plans of the member (voluntary) councils. All three were operational during the Whitlam era, being federally funded. The withdrawal of federal funds led to the collapse of the SMMPA and the weakening of the NWMPA. Currently the State is supporting the TRPA and there is the possibility that such support will be extended to the NWMPA. The State has also initiated the re-establishment of the SMMPA.

### The State of the Art of Land Use Planning

Local councils may choose to prepare a land use plan but, because of the limited resources of many councils, these are often prepared by consultants or by the OCTCP on behalf of the councils. The plans generally define zones for the municipality according to various classes. The accompanying text describes the favoured, permissible and prohibited uses of each zone. The intention of such plans is to control land use and avoid incompatible land uses and development. A relatively recent innovation has been the proscribing of minimum residential densities different from those proscribed in the Local Government Act; in the past few years attempts have been made to extend minimum lot size to cover

FIGURE 19a

The Process of Subdividing Land. Source: Office of the Town and Country Planning Commissioner, Planning and Development Department, Hobart, October 1977.

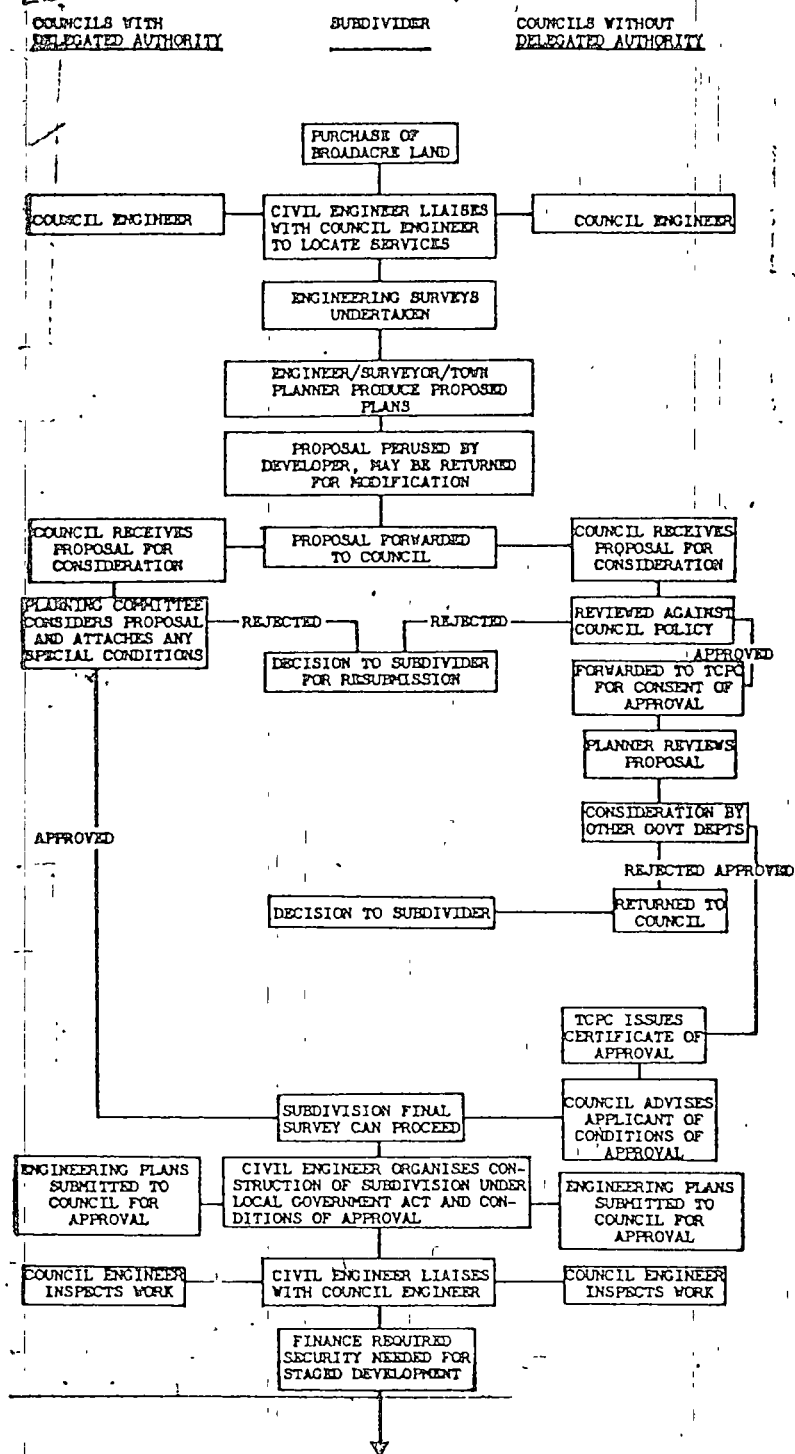
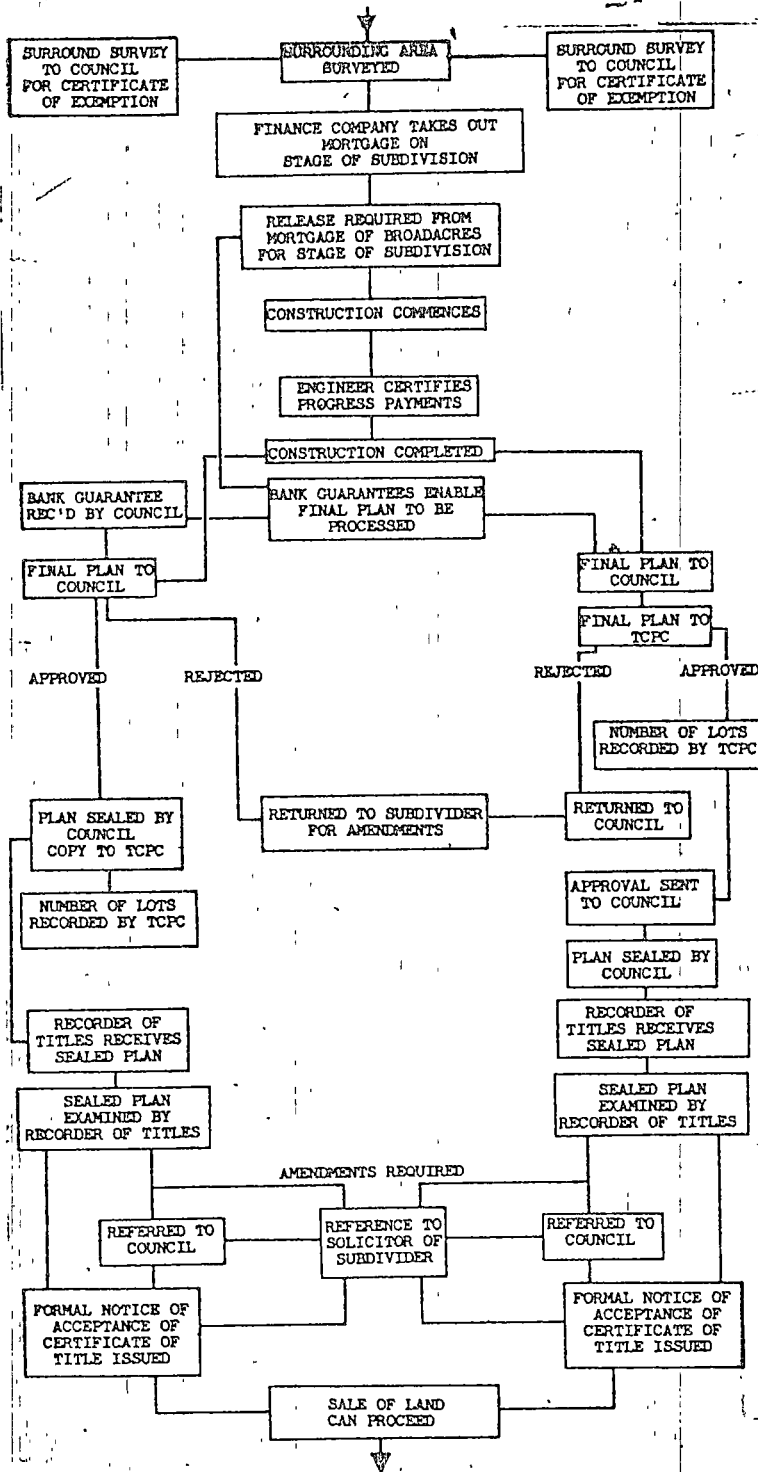


FIGURE 19b

The Process of Subdividing Land (continued).



rural residential development.

The weaknesses of this type of planning were summarised by Lyneham<sup>4</sup> in a paper given at a conference on strategic planning in Tasmania:

*The first (basic weakness) is that it is essentially a negative process which establishes the basic conditions under which development may occur but does not, in itself, encourage or promote development. The second weakness lies in the relative inflexibility of statutory schemes under present legislation to allow innovation or to cope with rapidly changing circumstances. The third weakness is that the present planning system is narrow in its approach and is concerned basically with the use and development of land. The fourth weakness ... is that the present system envisages planning being undertaken almost entirely at the local level.*

In Tasmania the role of local, regional and state bodies is being reviewed<sup>5</sup>. The State Planning and Development Bill which has been in the pipeline for three years, may alter the structure and nature of land use planning.

Although land use planning is limited in its social and political effectiveness, the existing planning framework does have the power to regulate subdivision. Thus, subdivision, an aspect of development with far-reaching implications for the rural environment, can be controlled by existing planning bodies. For these reasons the process of subdivision is examined in some detail.

#### Current Subdivisional Procedures

The OCTCP is responsible for subdivision approval in all but seven of the State's 49 municipalities. The larger authorities, including the cities of Hobart, Launceston and Glenorchy, and in the study area of this report, Kingborough, have been delegated authority to approve subdivision. Other municipalities without delegated authority must submit proposals to the OCTCP for approval. The procedural difference is shown in Figure 19.

The three bodies associated with land subdivision in Tasmania are:

- (a) The Subdivider (including subdivision planners and land development concerns);
- (b) Local Government ... The Municipal Council;
- (c) State Government ... The Department of Planning and Development - the Office of the Commissioner for Town and Country Planning.

The procedure for land subdivision, while complex in its entirety, can be simply interpreted (Figure 19):

The initial stage in subdivision is the preparation of a subdivisional plan with complete detail of location and dimensions. This is usually contracted out by the land development agents, with services and their

provision planned through liaison with the local council engineer.<sup>6</sup> Copies of the plan are now forwarded to the local council. The complete proposal is scrutinised by the council engineer to check for design anomalies, but the council engineer is not always able to visit and become familiar with the subdivision location.

The council engineer or planner is now required to report the findings to the council who consider the subdivision in terms of their local policy. In the case of councils with delegated authority to approve subdivision, the approval and sealing of the plan is undertaken by the council. Other councils, those without delegated authority, must submit a proposal plan to the OCTCP. If accepted the proposal is referred back to council and the subdivider for finalisation. When the final plan is prepared it must be approved by council and submitted to the OCTCP. If the subdivision is approved authority is given to the council to seal the plan.

The OCTCP (except in municipalities with delegated authority) has the right to alter any aspect of the submitted plan and has the power to refuse to approve the plan. Whilst delegation of subdivision approval to the larger councils has taken planning out of the hands of the central state planning body, the OCTCP has the power to revoke the authority to approve subdivision. In its examination of the proposal, the office may use inputs of various other state agencies such as the Departments of Health, Mines, Agriculture and Environment. The demand for allotments, as indicated by the pattern of sales in adjacent subdivisions and the percentage of developed allotments in adjacent subdivisions, is also taken into account.

The remainder of the subdivisional procedure follows formal processes of financial and legal details, with some tidying up operations involving councils and Town and Country Planning, but are of minor consequence compared to those described. There is no formal follow up procedure by the central planning authority to ascertain the environmental impact of subdivisional developments, or the effectiveness of planning legislation.

#### Policies Toward Subdivision

The policies of the State Government are expressed through the Office of the Commissioner for Town and Country Planning. This body sees rural residential subdivision as a critical issue in town and country planning. The proliferation of this type of subdivision led to the department's adopting the interim measure of restricting subdivision to a 20.2 ha (50 acres) minimum to provide a *breathing space*. The reasons for concern are set out in the department's memorandum distributed to municipal councils in November 1973 (Attachment 1) and further clarified in another similar memorandum the following month (Attachment 2). Basically, this measure was taken to allow for a more thorough appraisal of land use factors and the influences of rural residential subdivision on them. It did not set out to stop subdivision, but to bring it into perspective with other land use aspects<sup>7</sup>. Coastal recreational subdivision is broadly considered in terms of demand, based on the development of existing subdivisions in surrounding areas.

In some respects, the policy of the OCTCP towards rural residential development conflicts with the attitude of other organisations to such development. Local councillors are inclined to see rural residential

subdivision as a boost to the municipality. The possibilities of 2 ha subdivision appear to be the light at the end of the tunnel in some areas where the drift of population to the city and the downturn of agriculture are prominent characteristics.

Similarly the farmers, through the State Planning Committee of the Tasmania Farmers' Federation, has come out against subdivision controls<sup>8</sup>. They have emphasised that they should be allowed to freely subdivide their farms without reference to the nature of the soil or any other limitation of area. The resolution of these conflicts and the management of subdivisions will be one of the most important tasks of rural land use planning in the future<sup>9</sup>.

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<sup>1</sup> The organisation, functions and powers of local government and the planning authorities are reviewed in the *Tasmanian Year Book*, No. 11, 1977 pp. 117-140. The powers, responsibilities and functions of local government are defined in the *Tasmanian Local Government Act 1962* (No. 67 of 1962) plus amendments.

<sup>2</sup> In some parts of Australia (particularly in metropolitan areas) some such services are provided by a special authority, such as a Water Board, and not by the municipality.

<sup>3</sup> Formerly the Town and Country Planning Commission.

<sup>4</sup> LYNEHAM, N., 1977; Planning and coordination processes in Tasmania, in Wilde, P.D. and Chapman, R.J.K., (eds.), 1977; *Strategy Planning for Tasmania*; Proceedings of a one day conference, Hobart; University of Tasmania, Hobart.

<sup>5</sup> The following authors have commented on the proposals:

DAVIS, B.W., 1976; *Planning Tasmania's future : aims, organisation and procedures under the Planning and Development Legislation* (Consultant's Report No. 10); Tasmania State Strategy Plan, Hobart.

McGLASHAN, N.D., 1975; The 1975 Proposals in Tasmania, in: *Landscape conservation; rural landscape conservation with particular reference to the rural-urban fringe*; Papers of an Australian Conservation Foundation Conference, Canberra, 1975; A.C.F., Melbourne.

<sup>6</sup> The requirements are prescribed by the *Local Government Act 1962* (No. 67 of 1962) in part XVI General Powers and Duties Division II: Building estates and subdivision.

<sup>7</sup> P.G. PAK-POY AND ASSOCIATES PTY LTD, 1975; *Rural/residential subdivision management policy for Tasmania*, p.18; State Planning Co-ordinator, Hobart.

<sup>8</sup> *The Examiner* (Launceston), 5 October, 1977; p.5.

<sup>9</sup> At the time of writing (November 1977) the Legislative Council of the Parliament of Tasmania appointed a Select Committee to enquire into and report upon:

1. *Whether Town and Country Planning Authorities exercising their powers under Part 18 of the Local Government Act are having a detrimental effect on subdivisions and land usage generally.*
2. *Any matter incidental thereto.*



## TOWN AND COUNTRY PLANNING COMMISSIONER

OUR REF.

EIGHTH FLOOR, STATE OFFICES

10 MURRAY STREET, HOBART TASMANIA 7000

YOUR REF.

TELEPHONE 309011 EXT.



20th November, 1973.

Dear Sir,

Rural/Residential Lots

This Commission is becoming increasingly concerned at the proliferation of proposals throughout the State for the subdivision of land into so-called rural/residential lots.

Because of this concern, a basic minimum lot size of 50 acres has been adopted for rural subdivisions. This general policy will apply as an interim measure to all future subdivisional proposals outside existing urban areas pending a comprehensive review of the situation and the establishment of detailed provisions.

It is appreciated that there will need to be exceptions to this basic policy. These will arise in the case of subdivisions of a rural property to provide dwellings for members of the occupiers family or for employees, in cases where a need can be established for smaller lots for economically viable agricultural or low density residential uses, or in other cases where special circumstances justify a relaxation of the basic policy. Any proposals submitted for approval which do not comply with the basic policy will, however, need to be accompanied by supporting evidence in justification of the special circumstances under which an approval is sought.

There are five basic reasons for this policy:-

- (i) to protect the rural potential of non-urban lands and to prevent the fragmentation of viable rural holdings;
- (ii) to prevent the despoliation of important areas of natural landscape and scenic attraction;
- (iii) to prevent premature and sporadic subdivisions and to ensure consolidation of urban areas thus enhancing the prospect of the economic provision of public utilities;

- (iv) to prevent, on the fringe of urban areas, the subdivision of land into small rural lots which would prejudice the proper layout of additional urban areas as a result of natural growth;
- (v) to avoid ribbon development along main traffic arteries and scenic roads linking towns and cities and other centres.

All Councils are advised that the foregoing policy will apply to all future proposals and intending subdividers should be made aware of the necessity for justifying evidence to accompany any proposals which do not comply with the basic policy. Councils operating under delegated authority, pursuant to Section 757 of the Local Government Act, 1962, are expected to adopt this basic policy in their consideration of proposals from now on. Failure to do so could bring about a need for review of the present delegation.

Because of the current proliferation of the five-acre lot type of subdivision, it is considered necessary that this course be adopted in the interests of the future development of individual municipalities and of the State as a whole. The co-operation and support of your Council in the implementation of this policy will be appreciated.

Yours faithfully,

Noel L. Lynham,  
DEPUTY COMMISSIONER

APPENDIX 7: Attachment 2**TOWN AND COUNTRY PLANNING COMMISSIONER**

REF  
EIGHTH FLOOR, STATE OFFICES  
10 MURRAY STREET, HOBART TASMANIA 7000  
TELEPHONE 309011 EXT. 2651

3rd December, 1973.

Circular Memorandum to all Municipalities.

Rural/Residential Lots

I refer to my letter of 20th November, 1973, concerning the above matter.

It would appear from comments received that some aspects of the policy on rural/residential lots may not have been made sufficiently clear and that, as a result, some misunderstanding may have arisen. Accordingly, I have been requested by the Hon. the Acting Minister for Lands and Works to give some explanation as to how it is intended that the Government's policy in this matter will be administered.

Firstly, it should be emphasised that the policy is an interim measure pending the establishment of detailed provisions. As time and resources permit, these provisions will be established in consultation with the Regional Planning Authorities and the Councils concerned.

Secondly, it is recognised that a certain (usually not very large) proportion of the population desires to live in a low density rural/residential type of environment. Such desires should, of course be satisfied and the Commission's policy in seeking to stop the indiscriminate subdivision of rural allotments for purely speculative purposes in no way contradicts this. Such low density areas should, however, be in appropriate locations where they do not result in the fragmentation of good agricultural land or the despoliation of important scenic areas. These and other exceptions to the basic policy which are referred to in the third paragraph of my original letter, will be sympathetically considered provided supporting evidence in justification of the special circumstances of the proposal is submitted.

The five basic reasons for the new policy, as set out in my letter of 20th November, 1973, will form the guidelines for consideration of future proposals during this interim period. Proposals which would abrogate any of these fundamental principles are not likely to be approved.

Essentially, the policy, is directed towards encouraging the worthwhile and economic development of both urban and rural areas by preventing the unnecessary and indiscriminate subdivision of rural lots for sale to absentee owners for speculative purposes. It is the attitude of the Government and of this Commission, that the interests of the future development of this State and its Municipalities and the welfare of the Tasmanian people are of far more important concern than the profit of the individual.

Yours faithfully,

*Noel L. Lyneham*  
Noel L. Lyneham,  
DEPUTY COMMISSIONER

## APPENDIX 8

### SUPPLEMENTARY TABLES

Information collected in the survey and used to prepare figures in the text, is presented here in tabular form.

TABLE 8.1

Level of Education of Residents (By Age Class) within each  
Ownership Group (n = 254)

Age Class Years	Ownership Group	Frequency % for each Education Level							Total n
16-20	New	-	17	50	17	-	-	17	6
	Inter	-	-	67	33	-	-	-	3
	Est.	-	7	79	-	14	-	-	14
21-30	New	-	3	25	25	8	39	-	36
	Inter	-	-	67	33	-	-	-	3
	Est.	7	29	43	14	7	-	-	14
31-40	New	-	10	42	5	16	26	-	19
	Inter	-	17	83	-	-	-	-	6
	Est.	3	27	51	14	5	-	-	37
41-50	New	23	8	38	8	-	23	-	13
	Inter	-	20	80	-	-	-	-	5
	Est.	16	40	24	8	12	-	-	25
51-60	New	-	100	-	-	-	-	-	3
	Inter	-	20	20	-	10	50	-	10
	Est.	5	24	43	24	5	-	-	21
61+	New	-	12	38	12	25	12	-	8
	Inter	-	50	50	-	-	-	-	2
	Est.	15	69	13	3	-	-	-	29
Inter - Intermediate Est. - Established		Primary not completed	Primary completed	Passed 4th Form	Passed Metric	Post Second. No Degree	Post Second. Degree	Other	

TABLE 8.2

Present Levels of Self Sufficiency - Self Sufficiency Index for New and Established Ownership Groups<sup>a</sup>

Present Self Sufficiency Index	Ownership Group			
	New	%	Established	%
0-20		52		30
		30		22
21-40		17		20
		10		15
41-60		17		28
		10		21
61-80		7		15
		4		11
81-100		7		7
		4		5
Total		100		100
		58		74

$$\chi^2 = 10.93, 0.057 > p_{Ho} > 0.02, d.f = 4$$

<sup>a</sup> Including both permanent and non-permanent landholders

TABLE 8.3

Types of Livestock Kept Non-Commercially by New and Established Landholders

Type of Animal	Ownership Group					
	New	%	n	Established	%	n
Beef Cattle		41	24		36	27
Dairy Cattle		22	13		14	10
Sheep		22	13		15	11
Pigs		7	4		7	5
Chickens		36	21		36	27
Geese		5	3		4	3
Ducks		17	10		14	10
Horses		26	15		12	9
Goats		12	7		1	1

$$\chi^2 = 7.34, 0.5 > p_{Ho} > 0.3, d.f. = 7$$

## APPENDIX 9

### THE QUESTIONNAIRES

These three questionnaires: one for postal distribution to coastal subdivision landholders; two for rural landholders (one administered personally, one by post), were the means of gathering much of the information in this report.



CHANGING RURAL LAND USE AND LIFESTYLE IN THE CYGNET-CHANNEL AREA

PROPERTY NUMBER

FILE NUMBER

1.1-3

SIZE

Ac	Ha
----	----

ATTEMPTED CONTACTS

DATE				
TIME				

HOUSEHOLD STATUS OF RESPONDENT

1. Male Head
2. Female Head
3. Female Spouse
4. Other, specify

INTERVIEWER:

K.G.

D.K.

I.P.

My name is

I am one of several students from the University of Tasmania studying land use in your area. We are attempting to assess changes which are taking place, and to help us, I would like to ask you some questions. It will take approximately 30 minutes. Should you not find it convenient I will be happy to call again at a more suitable time.

I can assure you that your answers will be kept confidential, and that no record of your name or address will be kept.

Before answering the questions, there are two definitions which are used throughout the questions and which I need to explain.

LOCAL AREA -

Means the area of the Municipality of Kingborough below the Oyster Cove Road, and all of the Municipality of Cygnet.

PROPERTY -

Means all of the land you own in the local area.

# SECTION A - OWNERSHIP

The following questions are about property ownership. This will help us to understand the movement of people in and out of the area.

1. How much land do you own in the local area? 1.    Acres    Hectares

2a. Do you live here permanently?

1. YES, IF YES go to Q3

2a.

2. NO

2b. How often do you stay here?

1. Weekends
2. Weekends and Holidays
3. Holiday,
4. Not at all.
5. Other, please specify

2b.

-2c. Would you please try to estimate the number of nights you and your household spend here per year?

1. 0 - 25
2. 26 - 50
3. 51 - 75
4. 76 - 100
5. 101 - 125
6. More than 128

2c.

GUIDE: 2 weeks = 14, 25% weekends = 25  
3 weeks = 21, 50% weekends = 50  
4 weeks = 28, 100% weekends = 100

2d. Where is your permanent residence?

1. Local
2. Nearby Rural
3. Hobart and Environs
4. Other Tasmanian
5. Mainland
6. Other, Please specify

2d.

3. How long have you owned this property? (Insert 10 if ten years or more).

3.

Years

If more than ten years go to Q9.

4. If you acquired the property within the last ten years where was your previous residence?

1. Local
2. Nearby Rural
3. Hobart and Environs
4. Other Tasmanian
5. Mainland
6. Other, please specify

5. What did you intend to do with the land when you purchased it?

5.

CAR COL

1 4-6

1 7

1 8

1 9

CAR COL

1 10

1 11-12

1 13

1 14

240

6. What was the main reason you decided to buy land in this area?

6.

☐

1 15

7. What was the main reason you decided to purchase this particular property?

7.

☐

1 16

8. What was the main reason for leaving your previous residence?

8.

☐

1 17

9a. Have you sold any land in the past ten years?

1. Yes

2. No, If NO go to Q10

9a.

☐

1 18

9b. What form did this sale take?

9b.

☐

1 19

9c. Why did you sell the land?

9c.

☐

1 20

10a. Do you anticipate any change in ownership in the foreseeable future?

1. Yes

2. No.

10a.

☐

1 21

10b. If YES, what type of change do you anticipate?

1. Sale of all property
2. Sale of part of property
3. Council approved subdivision
4. Additional property purchase
5. Other, please specify

10b.

☐

1 22

11a. Would you like to see more holiday homes being built along the Huon River and Channel foreshores?

1. Yes
2. No
3. Don't care

11a.

☐

1 23

11b. Do you think there should be a minimum lot size for subdivision in this area?

1. Yes
2. No
3. Don't know

11b.

☐

1 24

## SECTION B - EMPLOYMENT

11c. If Yes, what size?

11c.      
ACRES HECTARES

1 25-26

NOTE: THIS SECTION FOR PERMANENT RESIDENTS ONLY

11d. Do you think that the rural  
character of this area would be  
harmd if extensive subdivision  
occurred here?

1. Yes  
2. No  
3. Don't care

11d.

1 27

The questions of this Section ask about employment.  
Your answers to these will be helpful in assessing  
what is happening in this area.

12. Of members of your household, how many receive an income  
from sources away from the property?

12.

13. Could you please indicate the main  
occupational details, level of education,  
age, and sex of all household members using  
the codes below.

Nature of Employment Code	Location of Employment Code	Type of travel to Employment Code
1. Full-time	1. On Property	1. Private Vehicle
2. Part-time	2. Local	2. Public Transport
3. Casual	3. Nearby Rural	3. Foot, Bike
4. Seasonal	4. Hobart Environs	4. Other, specify
5. Other, specify	5. Other Tasmanian	.....
.....	6. Other, specify	.....
.....	.....	.....

Level of Education Achieved Code	Age Code (Yrs.)	Sex
1. Did not complete Primary School	1. 0 - 5	1. Male
2. Completed Primary school	2. 6 -10	2. Female
3. Passed Schools Board (4th Form)	3. 11-15	
4. Passed Matriculation (5th or 6th Form)	4. 16-20	
5. Post Secondary Education - no degree or equiv.	5. 21-30	
	6. 31-40	
6. Degree or equivalent	7. 41-50	
7. Other, specify .....	8. 51-60	
	9. 61 ON	

CARD

NAME

28

242

Household Member	Occupation	Employment Nature	Employment Location	Employment Travel	Education Level	Age	Sex
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

NOTE: If household member at school full-time, put 'At School' in occupation, fill in age and sex, and leave remainder blank

The questions of this section are concerned with farm production, both for commercial and domestic use.

14. Is the property involved in commercial production returning \$1500 or more per year?

1. Yes

2. No, if NO go to Q18

14.

129C47

15. Please indicate which are the principal products in order of importance as income earners, using the list below.

1. Apples , pears

2. Small fruits

3. Vegetables

4. Other crops, specify .....

5. Beef cattle

6. Dairy cattle, produce

7. Sheep

8. Pigs

9. Poultry, eggs

10. Goats

11. Horses

12. Timber

13. Honey

14. Stockfeed (hay, etc)

15. Other, specify .....

- 15.1

15.2

15.3

15.4

15.5

15.6

15.7

15.8

- 30-31

32-33

34-35

36-37

38-39

40-41

42-43

44-45

represent?

17. How is your produce marketed?  
(Indicate with a tick).

	CROPS		LIVESTOCK	
1. Sale to or through friends		1 49		1 55
2. Roadside stall		1 50		
3. Hobart street markets		1 51		
4. Direct to shops, hotels		1 52		1 56
5. Wholesalers, processors, marketing boards		1 53		1 57
6. Stock auction				1 58
7. Other, specify .....		1 54		1 59
	Card	Column	Card	Column

18. For each of the following items, could you please estimate the proportion (%) of household needs that you are able to satisfy from production on the property?

1. Vegetables	18.1		1 60-62
2. Fruit	18.2		1 63-65
3. Meat	18.3		1 66-68
4. Poultry, eggs	18.4		1 69-71
5. Dairy products	18.5		1 72-74
6. Firewood	18.6		1 75-77
7. Timber, fence posts, sand, gravel	18.7		1 78-80
8. Honey	18.8		2 1 - 3
9. Clothing, clothing materials	18.9		2 -4 - 6

1. Vegetables	19.1		2 7 - 9
2. Fruit	19.2		2 10 -12
3. Meat	19.3		2 13 -15
4. Poultry, eggs	19.4		2 16 -18
5. Dairy products	19.5		2 19 -21
6. Firewood	19.6		2 22 -24
7. Timber, fence posts, sand, gravel	19.7		2 25 -27
8. Honey	19.8		2 28 -30
9. Clothing, clothing materials	19.9		2 31 -33

20a. Do you keep livestock on a non-commercial basis?

1. Yes

2. NO, if NO go to Q21

21a.

2 34

20b. What livestock do you keep on a non-commercial basis? (Indicate numbers).

1. Beef cattle	20b.1		2 35 - 36
2. Dairy cattle	20b.2		2 37 - 38
3. Sheep	20b.3		2 39 - 40
4. Pigs	20b.4		2 41 - 42
5. Poultry	20b.5		2 43 - 44
6. Geese	20b.6		2 45 - 46
7. Ducks	20b.7		2 47 - 48
8. Horses	20b.8		2 49 - 50
9. Goats	20b.9		2 51 - 52
10. Donkeys	20b.10		2 53 - 54
11. Cats, dogs	20b.11		2 55 - 56
12. Other, please specify .....	20b.12		2 57 - 58

involved in handicrafts?

1. Yes

2. NO, If NO go to Q22

21a. ☐

21b. Please tick the handicrafts applicable using the list below.

- |                          |       |                          |
|--------------------------|-------|--------------------------|
| 1. Knit, crochet, sew    | 21b.1 | <input type="checkbox"/> |
| 2. Spin, weave           | 21b.2 | <input type="checkbox"/> |
| 3. Woodwork              | 21b.3 | <input type="checkbox"/> |
| 4. Metalwork             | 21b.4 | <input type="checkbox"/> |
| 5. Pottery               | 21b.5 | <input type="checkbox"/> |
| 6. Leatherwork           | 21b.6 | <input type="checkbox"/> |
| 7. Other, please specify | 21b.7 | <input type="checkbox"/> |
| .....                    |       |                          |

21c. What percentage of income, if any, does sale of handicrafts represent? 21c.

FOR NON-COMMERCIAL PROPERTIES ONLY

22. Do you own or share any of the following items of equipment?

(1: DO NOT OWN; 2: OWN; 3: SHARE)

- |   |      |                          |
|---|------|--------------------------|
| 1. Tractor                                      | 22.1 | <input type="checkbox"/> |
| 2. Cultivation equipment (including rotary hoe) | 22.2 | <input type="checkbox"/> |
| 3. Mower or slasher                             | 22.3 | <input type="checkbox"/> |
| 4. Truck, ute, 4 W.D. etc.                      | 22.4 | <input type="checkbox"/> |

8 8

2 59

2 60

2 61

2 62

2 63

2 64

2 65

2 66

2 67-69

2 70

2 71

2 72

2 73

23. Could you please indicate the age of your dwelling?

1. Pre-W.W. 2 ('45)
2. 1946 - 1966
3. 1967 - 1973
4. 1974 - Present

23

2 74

24. What improvements have been made to the property in the past three years, or since acquisition; and what improvements do you anticipate undertaking in the next three years? (Indicate with a tick).

Improvements	Past 3 Years	Card	Column	Next 3 Years	Card	Column
1. Clearing		2	75		3	7
2. New Fencing		2	76		3	8
3. Improved Pasture		2	77		3	9
4. Weed Control		2	78		3	10
5. Irrigation		2	79		3	11
6. Tree Planting		2	80		3	12
7. Erection of new dwelling		3	1		3	13
8. Renovation of old dwelling		3	2		3	14
9. Erection of new farm buildings		3	3		3	15
10. Renovation of old farm buildings		3	4		3	16
11. Dam construction		3	5		3	17
12. Other, specify		3	6		3	18
.....						
.....						

# SECTION E - SERVICES

These questions ask about the provision of services such as roads and schools in rural areas and the problems involved.

CARD  
COLUMN

CARD  
COLUMN

26c. If not, please indicate problems.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26c.

☐

3 24

25a. What is your main source of household water?

1. Town supply
2. Tank
3. Creek, dam
4. Other, please specify

25a.

☐

3 19

25b. Is your water supply adequate for your needs?

1. YES, if YES go to Q26

2. No

25b.

☐

3 20

25c. If not, please indicate inadequacies.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

25c.

☐

3 21

26a. What type of sewerage disposal system serves the dwelling?

1. Mains sewage
2. Septic tank
3. Other, please specify

26a.

☐

3 22

26b. Are you satisfied with the service?

1. YES, if YES go to Q27

2. No.

26b.

☐

3 23

27a. Are you satisfied with the roads in the Cygnet/Channel area?

1. YES, if YES go to Q28

2. No

27a.

☐

3 25

27b. If not, please indicate in what ways you are dissatisfied.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

27b.

☐

3 26

28a. Could you please indicate where you normally go for the following goods and services, using the location code below.

Location Code -

1. Local
2. Kingston Area
3. Hobart
4. Huonville
5. Mostly local, sometimes other
6. Mostly non-local, some local
7. Other, please specify

1. Groceries

28.1

☐

3 27

2. Meat

28.2

☐

3 28

3. Hardware, including construction materials

28.3

☐

3 29

4. Petrol

28.4

☐

3 30

5. Post Office

28.5

☐

3 31

6. Doctor

28.6

☐

3 32

246



28b. Do you think the local shopping facilities of the Cygnet/Channel area are adequate?

1. YES, If YES got to Q29

2. No

28b.

28c. If not, in what ways are they inadequate?

28c.

29a. How many of the permanent household members attend an educational institution?

29a.

29b. Using the codes for location, level and travel to education, could you please indicate the current educational situation of household members?

Location Code	Level Code	Travel Code
1. Local	1. Preschool	1. Private Transport
2. Hobart	2. Primary	2. Public Transport
3. Huonville	3. Secondary	3. School Bus
4. Kingston Area	4. Matriculation	4. Foot/Bike
5. Other, specify	5. Tertiary	5. No travel-boarding
.....		6. Other, specify
.....		.....

Household Member	School Location	Level at School	Type of Travel to School
1.			
2.			
3.			
4.			
5.			

FOR NON-PERMANENT RESIDENTS ONLY

30. Could you please indicate your intentions with respect to future use of your property in the Cygnet/Channel area?  
(e.g. live on property and commute, retire, etc)

Location of property

CARD  
COLUMN

3 34

3 35

3 36

CARD  
COLUMN

3 37

3.38 - 39

## SECTION 7 - TO BE CODED BY INTERVIEWER. IF NOT APPLICABLE PUT 9 AS RESPONSE.

HOUSEHOLD MEMBER	FILE NO.	PERMANENCE	LENGTH OF OWNERSHIP	COMMERCIAL?	AGE	SEX	LEVEL OF EDUCATION	OCCUPATION	NATURE OF EMPLOYMENT	LOCATION OF EMPLOYMENT	MODE OF TRAVEL TO WORK	LOCATION OF SCHOOL	LEVEL OF SCHOOLING	MODE OF TRAVEL TO SCHOOL
1														
2														
3														
4														
5														
6														
7														
8														
9														
10														
COLUMN	1-5	6	7-8	9	10	11	12	13-14	15-	16	17	18	19	20



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# ENVIRONMENTAL STUDIES

IN REPLY PLEASE QUOTE

FILE NO

IF TELEPHONING OR CALLING

ASK FOR

## CHANGING RURAL USE AND LIFESTYLE IN THE CYGNET - CHANNEL AREA

### LANDOWNER QUESTIONNAIRE

FILE NO.    1.1-3

Dear Sir/Madam,

We are a group of students working in the Environmental Studies Department of the University of Tasmania. Our research includes land use in the Port Cygnet Municipality and the Kingborough Municipality south of the Oyster Cove Road. With the co-operation of the Cygnet and Kingborough Councils we have obtained details of land ownership in these areas, and are conducting a combined personal and postal questionnaire of rural landowners.

The results of this survey will be combined with those of a survey of smaller holiday homesite landowners to complete a picture of current land use in the region being studied. We are conducting this survey with the full approval of the local councils and the University Administration, and all replies will be treated as confidential. If there are any queries please feel at liberty to telephone or write to the Co-ordinator of Environmental Studies, Dr. Richard Jones, or one of the students below at the University of Tasmania (ph. 23 0561, Extension 633).

No identification is required on the attached questionnaire which we are asking you to fill in and return in the enclosed envelope. It would be appreciated if you could complete and return post the questionnaire by August 22nd.

Thanking you in anticipation,

Yours faithfully,

KEN GILMORE  
IAN PATERSON  
DAVID KIRKHAM

*Ken Gilmore*  
*Ian Paterson*  
*David Kirkham*

Enc.

### INSTRUCTIONS:

Before answering the questions, there are two definitions which are used throughout the questions and which I need to explain.

LOCAL AREA: Means the area of the Municipality of Kingborough below the Oyster Cove Road, and all the Municipality of Cygnet.

PROPERTY: Means all of the land you own in the local area.

There are two types of questions we are asking you to answer...

The main type of question has a box in which to write your answer; either by selecting one of the answers provided, or by writing a value such as property area as requested in Question 1.

The other type of question requires a written answer. The space provided is shown by dotted lines.

FILE NO.    1.1-3

### SECTION A - OWNERSHIP

The following questions are about property ownership. This will help us to understand the movement of people in and out of the Cygnet/Channel area.

1. How much land do you own in the Cygnet/Channel area?

1.    Acres    Hectares

2. How often do you stay on your property in this area?

1. Weekends
2. Weekends and Holidays
3. Holidays
4. Not at all
5. Other, please specify

2

3. Would you please try to estimate the number of nights you and your household spend on the property per year?

1. 0 - 25
2. 26 - 50
3. 51 - 75
4. 76 - 100
5. 101 - 125
6. More than 126

3

GUIDE: 2 weeks = 14, 25% weekends = 25  
3 weeks = 21, 50% weekends = 50  
4 weeks = 28, 100% weekends = 100

Please do not write in this column - space reserved for computer analysis.

1 4-6

1 7

2

1 8

1 9

1 10

9

4. How long have you owned your property in the Cygnet/Channel area? Please write 10 if the answer is 10 years or more.

If more than 10 years go to Q 8

4

YEARS

1 11-12

5. What did you intend to do with this land in the Cygnet/Channel area when you purchased it?

1 13

1 14

6. What was the main reason you decided to buy land in the Cygnet/Channel area?

1 15

7. What was the main reason you chose to purchase the particular property you did?

1 16

1 17

1 18

- 8a. Have you sold any of your property in the Cygnet/Channel area in the past 10 years, or since acquisition?

1. Yes

2. No, if no go to Q 9

8a

- 8b. What form did this sale take? (e.g. sale of part of property, etc.)

- 8c. Why did you sell the land?

- 9a. Do you anticipate any change in ownership in the foreseeable future?

1. Yes

2. No, if no go to Q10

9a

- 9b. If yes, what type of change do you anticipate?

1. Sale of all property.
2. Sale of part of property.
3. Council approved subdivision.
4. Additional property purchase.
5. Other, please specify

9b

10. Could you please indicate your intentions with respect to future use of your property in the Cygnet/Channel area? (e.g. Live on property and commute, retire, etc.)

- 11a. Would you like to see more holiday homes being built along the Huon River and Channel foreshores?

1. Yes
2. No
3. Don't care

11a

- 11b. Do you think there should be a minimum lot size for subdivision in the Cygnet and Channel areas?

1. Yes
2. No

1 19

1 20

1 21

1 22

\*RESPONSE  
TO BE CODED  
IN  
3 37  
SEE PAGE 11

1 23

11c. If yes, what size?

11c

Acres

Hectares

1 25-26

SECTION B - PRODUCTION

The questions of this section are concerned with farm production, both for commercial and domestic use.

11d. Do you think that the rural character of the Cygnet/Channel area would be harmed if extensive subdivision occurred there?

1. Yes
2. No
3. Don't care

11d

12. Could you please indicate the working occupation of head of household. (e.g. Shop Assistant, Clerk, Engineer, etc.)

OCCUPATION OF HEAD OF HOUSEHOLD

1 27

13. Is your property in the Cygnet/Channel area involved in commercial production returning \$1500 or more per year?

1. Yes

2. No, if no go to Q17

13

14. Please indicate which are the principal products in order of importance as income earners, using numbers from the list below.

- |                         |                          |
|-------------------------|--------------------------|
| 1. Apples, pears        | 8. Pigs                  |
| 2. Small fruits         | 9. Poultry, eggs         |
| 3. Vegetables           | 10. Goats                |
| 4. Other crops, specify | 11. Horses               |
| .....                   | 12. Timber               |
| 5. Beefcattle           | 13. Honey                |
| 6. Dairycattle, produce | 14. Stockfeed (hay etc.) |
| 7. Sheep                | 15. Other, specify       |
|                         | .....                    |

Order of Importance

Order of Importance	1	2	3	4	5	6	7	8
1								
2								
3								
4								
5								
6								
7								
8								

15. What proportion (%) of your total household income does this production represent?

15

--	--	--	--

1 28

9

1 29

1 30-31

1 32-33

1 34-35

1 36-37

1 38-39

1 40-41

1 42-43

1 44-45

1 46-47

20. Do you own or share any of the following items of equipment? (Use the following code to answer each section..... 1: Do not own; 2: Own; 3: Share)

1. Tractor .....
2. Cultivation equipment .....   
(including rotary hoe)
3. Mower or slasher .....
4. Truck, ute, 4 W.D. etc. ....

2 59

T0

2 69

CODE 9

2 70

2 71

2 72

2 73

These questions ask about property improvements, and the provision of services in the Cygnet/Channel area.

21. What improvements have been made to your property in the Cygnet/Channel area in the past three years, or since acquisition; and what improvements do you anticipate undertaking in the next three years? (Indicate with a tick).

IMPROVEMENTS	PAST 3 YEARS	CD	COL	NEXT 3 YEARS	CD	COL
1. Clearing		2	75		3	7
2. New Fencing		2	76		3	8
3. Improved Pasture		2	77		3	9
4. Weed Control		2	78		3	10
5. Irrigation		2	79		3	11
6. Tree Planting		2	80		3	12
7. Erection of new dwelling		3	1		3	13
8. Renovation of old dwelling		3	2		3	14
9. Erection of new farm buildings		3	3		3	15
10. Renovation of old farm buildings		3	4		3	16
11. Dam Construction		3	5		3	17
12. Other, specify		3	6		3	18

22. Is there a dwelling on the property?

1. Yes

2. No, if no go to Q26

22

23. Could you please estimate the age of this dwelling?

1. Pre World War 2 (1945)  
 2. 1946 - 1966  
 3. 1967 - 1973  
 4. 1974 - present

23

24a. What is the main source of water at this dwelling?

1. Town supply
2. Tank
3. Creek, dam
4. Other, please specify

24a

3 19

24b. Is this water supply adequate?

1. Yes, if yes go to Q25

2. No.

24b

3 20

24c. If not, please indicate inadequacies.

.....  
.....  
.....

3 21

25a. What type of sewerage disposal system services this dwelling?

1. Mains sewerage
2. Septic tank
3. Other, please specify

25a

3 22

25b. Are you satisfied with the service this sewerage system provides?

1. Yes, if yes go to Q26

2. No.

25b

3 23

25c. If not please indicate problems.

.....  
.....  
.....

3 24

26a. Are you satisfied with the roads in the Cygnet/Channel area?

1. Yes, if yes go to Q27

2. No.

26a

3 25

26b. If not, please indicate in what ways you are dissatisfied.

.....  
.....  
.....

3 26

27. Could you please indicate where you normally go for the following goods and services when staying at your property, using the location code below. (If this question is not applicable, leave blank).

. Location Code

1. Local
2. Kingston Area
3. Hobart
4. ~~Hunnville~~
5. Mostly local, sometimes other
6. Mostly non local, some local
7. Other, please specify

1. Groceries .....
2. Meat .....
3. Hardware, including construction materials ..
4. Petrol .....
5. Post Office .....

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

3 27

3 28

3 29

3 39

3 31

3 32

28a. Do you think the local shopping facilities of the Cygnet/Channel area are adequate?

1. Yes
2. No

28a

9

3 33

9

3 34

28b. If not, in what ways are they inadequate?

.....  
.....  
.....

3 35

3 36

9

Thank you very much for your time and co-operation.

3 37

Location of property

<input type="text"/>	<input type="text"/>
----------------------	----------------------

3.38 - 20

3. Is there a house or shack on the property?  
(Include buildings under construction and caravans).

1. YES

2. NO, If NO go to Q8

4. Could you please indicate which of the descriptions below is most suitable for this dwelling.

- ☐ 1. Single room shack
- ☐ 2. 2 or 3 room shack
- ☐ 3. Small conventional house
- ☐ 4. Large conventional house
- ☐ 5. Caravan
- ☐ 6. Other, please specify .....

5. Could you indicate the approximate value of all buildings on your property from the list below.

- ☐ 1. Less than \$1,000
- ☐ 2. \$1,001 to \$2,000
- ☐ 3. \$2,001 to \$5,000
- ☐ 4. \$5,001 to \$10,000
- ☐ 5. \$10,001 to \$20,000
- ☐ 6. Greater than \$20,000

6a. What is the main source of water to the dwelling?

- ☐ 1. Tank
- ☐ 2. Creek or dam
- ☐ 3. Other, please specify .....

PLEASE DO NOT  
WRITE IN THIS SP

COL 12

COL 13

COL 14

COL 15

6b. Is this water supply adequate for your needs?

- ☐ 1. Yes
- ☐ 2. No

7a. What type of sewerage disposal system services the dwelling?

- ☐ 1. Septic tank
- ☐ 2. Pan
- ☐ 3. Sea discharge
- ☐ 4. Other, please specify .....

7b. Are you satisfied with the service?

- ☐ 1. Yes
- ☐ 2. No

8. Could you please estimate the number of nights you and members of your household would spend on the property each year?

- ☐ 1. None
- ☐ 2. 1 - 10
- ☐ 3. 11 - 30
- ☐ 4. 31 - 50
- ☐ 5. 51 - 100
- ☐ 6. Most nights (permanent residence)
- ☐ 7. Other, please specify .....

9. What are your usual recreational activities while staying on the property? (Tick more than one if necessary).

- ☐ 1. Water based activities (i.e. boating, fishing)
- ☐ 2. Foreshore based activities
- ☐ 3. Countryside based activities
- ☐ 4. Other, please specify .....

PLEASE DO NOT  
WRITE IN THIS SP

COL 16

COL 17

COL 18

COL 19

COL 20

COL 21

COL 22

COL 23





# The University of Tasmania

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ASK FOR

## ENVIRONMENTAL STUDIES

### CHANGING RURAL USE AND LIFESTYLE IN THE CYGNET-CHANNEL AREA

### HOLIDAY HOME SUBDIVISION QUESTIONNAIRE

FILE NO.

Dear Sir/Madam,

We are a group of students working in the Environmental Studies Department at the University of Tasmania. Our research involves land use in the Port Cygnet Municipality and the Kingborough Municipality south of the Oyster Cove Road. With the co-operation of the Cygnet and Kingborough Councils we have obtained details of land ownership in these areas, and are conducting a postal questionnaire of small holiday or recreational home sites.

The results of this survey will be combined with those of a survey of major rural landowners to complete a picture of current land use in the region being studied. We are conducting this survey with the full approval of the local government and the University Administration, and all replies will be treated as confidential. If there are any queries please feel at liberty to phone or write to the Co-ordinator of Environmental Studies, Dr. Richard Jones, or one of the students below at the University of Tasmania (ph. 23 0561, extension 633).

No identification is required on the attached questionnaire which we are asking you to fill in and return in the enclosed envelope. It would be appreciated if you could complete and return post the questionnaire by August-8.

Thanking you in anticipation,

Yours faithfully,

KEN GILMORE  
IAN PATERSON  
DAVID KIRKHAM

*Ken Gilmore*  
*Ian Paterson*  
*David Kirkham*

CYGNET/CHANNEL AREA LAND USE STUDY

HOLIDAY HOME SUBDIVISION QUESTIONNAIRE

**INSTRUCTIONS:** Indicate your answer with a tick in one of the boxes provided.

e.g. Q1 How long have you owned your block of land in the Cygnet/Channel area?

- |                          |                       |
|--------------------------|-----------------------|
| <input type="checkbox"/> | 1. Less than 2 years  |
| <input type="checkbox"/> | 2. 2 - 4 years        |
| <input type="checkbox"/> | 3. 5 - 9 years        |
| <input type="checkbox"/> | 4. 10 - 15 years      |
| <input type="checkbox"/> | 5. More than 15 years |

1. How long have you owned your block of land in the Cygnet/Channel area?

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2. Could you please indicate any improvements that have been made to the land since you bought it. (Tick as many boxes as apply).

- |                          |                           |
|--------------------------|---------------------------|
| <input type="checkbox"/> | 1. Clearing               |
| <input type="checkbox"/> | 2. Fencing                |
| <input type="checkbox"/> | 3. Built a shed           |
| <input type="checkbox"/> | 4. Renovated an old shack |
| <input type="checkbox"/> | 5. Built a new shack      |
| <input type="checkbox"/> | 6. Renovated an old house |
| <input type="checkbox"/> | 7. Built a new house      |
| <input type="checkbox"/> | 8. Built a garage         |
| <input type="checkbox"/> | 9. Installed septic tank  |

PLEASE DO NOT WRITE IN THIS SPACE

COL 1

COL 2

COL 3

COL 4

COL 5

COL 6

COL 7

COL 8

COL 9

COL 10

10. Would you please indicate where you mainly go for the following goods when you are staying at the property. (Use the location codes below by writing the appropriate number in the box alongside each item).

LOCATION CODES	
1. Local Shop	4. Hobart Area
2. Cygnet	5. Kingston Area
3. Huonville	

- ☐ 1. Milk and Bread
- ☐ 2. Other groceries
- ☐ 3. Meat
- ☐ 4. Petrol

11. Which of the following statements best describes how you intend to use your property in the future.

- ☐ 1. Recreational use during holidays and weekends.
- ☐ 2. Live on property when retired
- ☐ 3. Live on property and commute to work
- ☐ 4. Seek a larger rural property in the area for a permanent or part time home
- ☐ 5. Other, please specify .....
- ☐ 6. Sell or possibly sell
- ☐ 7. Investment

12. Would you like to see more holiday homes being built along the Huon River and Channel foreshores?

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. Don't care

13. Do you think there should be a minimum lot size for subdivision in the Cygnet and Channel areas?

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. Don't care

14. Do you think that the rural character of this area would be harmed if extensive subdivision occurred here?

- ☐ 1. Yes
- ☐ 2. No
- ☐ 3. Don't care

PLEASE DO NOT WRITE IN THIS SPACE

COL 24

COL 25

COL 26

COL 27

COL 28

COL 29

COL 30

COL 31