

26 APR 2022

CUSTOMER SERVICE Submission to Huon Valley Council Planning Department / Planning Authority

HUON VALLEY COUNCIL  
Action  
Officer: .....

Date: 20/04/2022

Huon Valley Council

40 Main Street, Huonville, TAS 7109

27 APR 2022

File No: .....

Set ID: .....

**Ref: Property at 16 Longleys Road Huonville CT: 159985/1, Property ID: 3064608**

**Owner: Don Hasell**

Dear, Sir or Madam,

The property in question is 16 Longleys Road Huonville CT: 159985/1, Property ID: 3064608.

The above property is currently located in the intensive Rural zone of the planning scheme, and I wish to make the following submission regarding the current zoning in the interest of ensuring the viability of mine and future landowners. The present Intensive Rural zoning now seems inappropriate given the extent of existing mixed -use activities of the surrounding area including tourism, hospitality, rural industry, and rural residential living abutting the above property.

It would be desirable and appropriate to ensure the property and the surrounding lands are not locked up in inappropriate and restrictive zoning, such as intensive rural. Part of the property was previously included in a surrounding village zone and this was removed some time ago. It is very clear that this area has been mixed use for some time, its proximity to Huonville and back to Hobart place it in an ideal rural residential area with opportunities for additional tourism and hospitality developments which contribute to the benefit of the community.

Under the Tasmanian Planning Scheme – Huon Valley LPS, Huon Valley Council has proposed to zone the site Agriculture under the New Scheme. In accordance with Section 35E of the *Land Use Planning and Approvals Act 1993*, I wish to make a representation with the following points.

- I propose that an alternative option should be Rural Living,
- The properties to the west of this property at the junction of Thompsons Road and Longleys Road are already zoned Rural Living,
- It is not viable to use the said property for agricultural use on this site due to the following:
  - o *Intensive farming practices would significantly impact our Rural living neighbours*
  - o *Control of weeds with Poisonous sprays would impact the residential area*
  - o *Cultivation causing high volumes of dust would impact the residential area*
  - o *Dogs and other domestic animals*
  - o *Soil capability*
- I propose that the title CT: 159985/1 would act as a buffer to properties further to the other residential properties.

In Support of my submission, I have attached a plan of the area indicating the extent of existing surrounding land uses. I also understand that consideration is being given to review the planning scheme and I would respectfully request the opportunity for my submission above be given due consideration and if possible, the opportunity to further address this submission. If you could kindly advise of any time lines and dates that I would need to be aware of in terms of further addressing this I would greatly appreciate it.

Yours sincerely, 

Don Hasell

16 LONGLEYS RD HUONVILLE

Map information in [16 LONGLEYS RD HUONVILLE]

Titles

PID 3064608  
Parcel Address 16 LONGLEYS RD  
CT 159985/1  
Tenure Type Freehold Title  
Locality HUONVILLE  
Improvements DWELLING  
Area 129561.355

Overlays

Waterway and Coastal Protection  
Scenic Road Corridor  
Bushfire Prone Areas  
Landslip Hazard

NOTE: Additional codes are not mapped and may be triggered based on description

Links

Priority Veg Report

Zones

