

About me

- Landowner in Lucaston – since 2009
- Business Analyst – business process reviews and documentation, process improvement, system implementations
- Background in Government, financial analysis, accounting, budgeting and policy

Why am I here today?

- Impacted landowner
- Serious concerns for the broader community
- Identified serious issues with process and integrity

Representation 398 – Rural Living Zone

- 181146/1 – 128 Crouchs Hill Road – Jye and Georgina Rowland
- 152441/1 - 154 Crouchs Hill Road – Jack and Margaret Sonneman
- 156729/1 – 164 Crouchs Hill Road – Josh Graeme-Evans
- 168847/1 – 200 Crouchs Hill Road - Peirce and Christina Baehr (“Pilgrim Hill”)
- 169521/1 - 230 Crouchs Hill Road - Jingyuan He (Dahoo) and Junting Cui (Becky)

Representation 398 – Rural Living Zone

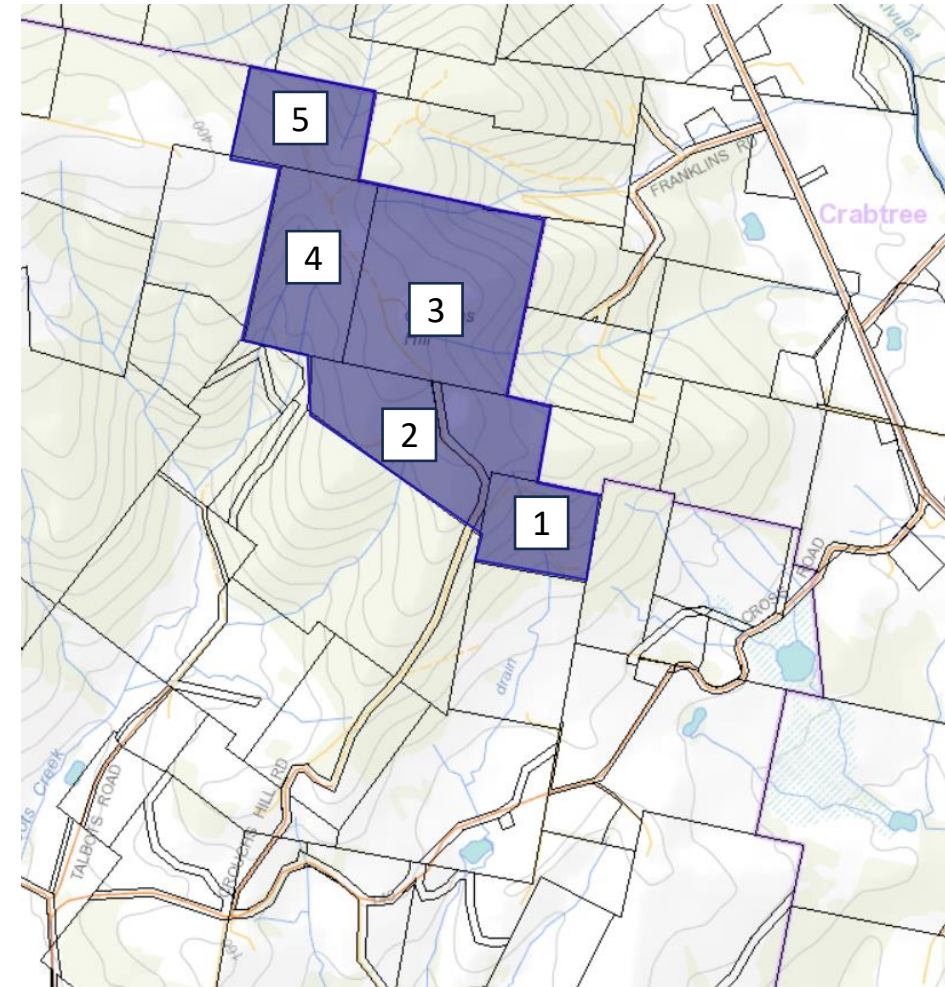
Key points:

- I do not expect the Commission to make a decision in favor applying RLZ - due to the constraints of the planning framework.
- However, I would like to note that Rural Living reflects both the fundamental character of these properties and the zone uses prior to the introduction of the IPS in 2015.

Representation 398 – Rural Living Zone

Current and intended use

- 1** Jye and Georgina Rowland – house built 2023, builder, requires space for tools and materials
- 2** Jack and Margaret Sonneman – house built 2019, artist and author. Would like to build artist studio. Established garden, chooks and veggies
- 3** Josh Graeme-Evans - Refer Rep. 399
- 4** Peirce and Christina Baehr – home and “Pilgrim Hill” faith-based hostel for seasonal workers in support of rural economy. Approvals received for Artists Residence and Hall. Seasonal vegetable garden, alpacas (previously)
- 5** Jingyuan He (Dahoo) and Junting Cui (Becky) – residential planning application submitted July 2023, looking to establish a garden, programmer and care worker, Art studio in Huonville.



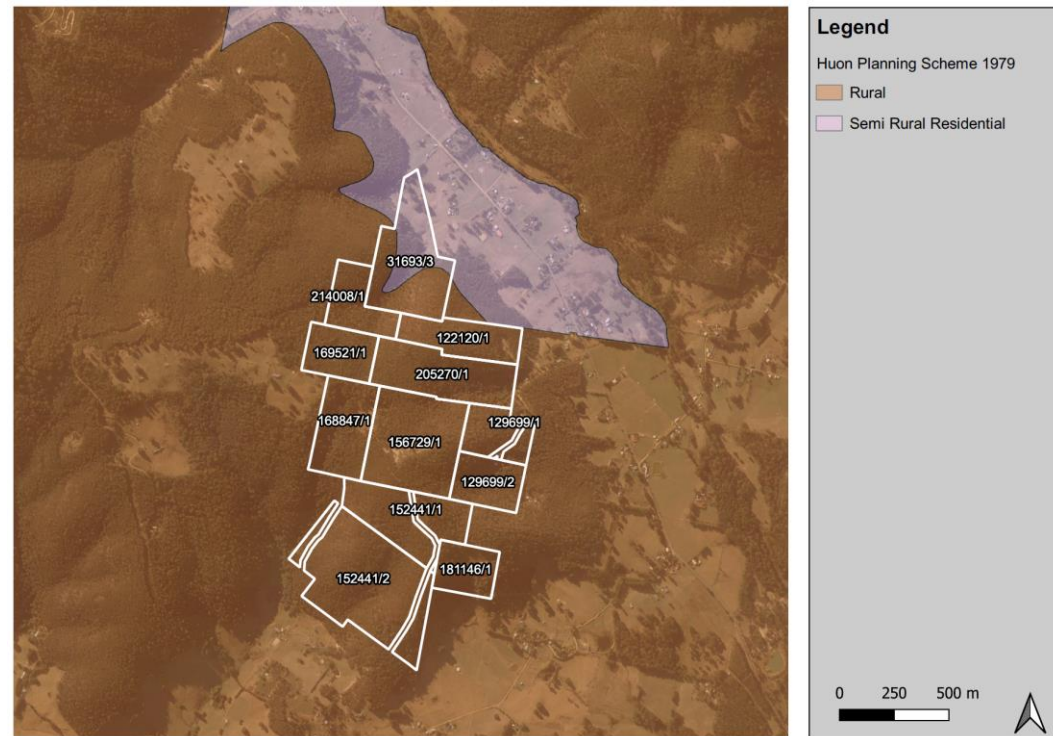
Representation 398 – Rural Living Zone

Key points (continued):

- historically these properties were zoned “Rural” under the Huon Planning Scheme 1979 (until August 2015)
- allowable uses under this zone were equivalent to current Rural Living Zone (RLZ) plus the Rural Zone (RZ) under the TPS
- I note that the transition to the IPS 2015 was effectively done without consultation

Representation 398 – Rural Living Zone

- Zoning map per the Huon Planning Scheme 1979 (to August 2015)



Representation 398 – Rural Living Zone

- Zone uses per the Huon Planning Scheme 1979 (until August 2015)

Huon Planning Scheme 1979

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SCHEDULE 3
TABLE OF USE ZONES

	USE CLASS	CLOSED RESIDENTIAL	RESERVED RESIDENTIAL	LOW DENSITY RESIDENTIAL	VILLAGE	RURAL RESIDENTIAL	SEMI RURAL RESIDENTIAL	BUSINESS COMMERCIAL	LIGHT INDUSTRIAL	INTENSIVE RURAL	HILL TOP PRESERVATION	CONSERVATION	RURAL
1.1	Single Dwelling Amendment BF-1 24/1/95	P1* (3)	P1* (3)	P1 (3)	P1 (3)	P1 (3)	P1 (3)	A	X	P	A	X	P
1.2	Other Residential Buildings	A	A	X (2)	A	A	A	A	X	X	X	X	A+
1.3	Motels	X	X	X	A	X	X	A	A	X	X	X	A+
1.4	Health Centre Amendment D2-2 31/8/84	A	A	A	A	A	X	P	A	A	X	X	A+
1.5	Caravan Parks	X	X	X	A	X	X	A	A	X	X	X	A+
1.6	Grouped House and Apartment(s) Amendment CB 7/5/03 Amendment BI-3 26/9/95 & Amendment BF-1 24/1/95	A	A	X	A	X	X	A***	X	X	X	X	X
1.7	Dwelling & Ancillary Apartment Amendment BH-4 26/9/95 & Amendment BF-7 24/1/95	P	P	P	P	P	P	X	X	P	P	X	P

P1 = No permit required

P = Permitted Use

A = Discretionary Use

+ = the use is prohibited where the land has direct access to the Huon Highway between Huonville and the Municipal boundary at Vines Saddle

Representation 398 – Rural Living Zone

Huon Planning Scheme 1979

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- Zone uses per the HPS (continued)

TABLE OF USE ZONES
(Continued)

	USE CLASS	CLOSED RESIDENTIAL	RESERVED RESIDENTIAL	LOW DENSITY RESIDENTIAL	VILLAGE	RURAL RESIDENTIAL	SEMI RURAL RESIDENTIAL	BUSINESS COMMERCIAL	LIGHT INDUSTRIAL	INTENSIVE RURAL	HILL TOP PRESERVATION	CONSERVATION	RURAL
5.1	Agriculture Amendment BF-7 24/1/95	X	P1(4)	P1(4)	P1(4)	P1(4)	P1(4)	X	X	P1(3)	A	X	P1(3)
5.2	Market Gardening	A	A	A	A	A	A	X	X	P	A	X	P
5.3	Woodland	X	X	P	X	P	P	X	X	A	P	X	P
5.4	Intensive Agriculture Amendment BF-7 24/1/95	X	A	A	A	A	A	X	X	P1	A	X	P1
5.5	Land Clearing	A	A	A	A	A	A	A	A	P	A	A	P
5.6	Racing Stables Amendment BI-2 26/9/95	X	X	X	X	A	A	X	X	A	X	X	P
5.7	Tourist Operations Amendment M-3 11/12/86	X	X	A	A	A+	A	A	X	A+	X	X	A+
5.8	Kennels Amendment BI-2 26/9/95	X	X	X	X	A	A	X	X	A	X	X	P
6.1	Administration	X	X	X	A (4)	X	X	A (4)	A (4)	A (4)	X	X	X
6.2	Colleges	X	X	X	X	X	X	X	X	X	X	X	A+
6.3	Primary Schools	A	A	A	A	A	X	X	X	X	X	X	A+
6.4	Cultural Buildings	A	A	A	A	A	A	A	X	X	X	X	X
6.5	Clubs and Hotels	X	X	X	A	X	X	A	X	X	X	X	A+
6.6	Recreational Buildings	X	X	X	A	X	X	A (1)	X	A+	X	X	A+
6.7	Sports Grounds and Burial Grounds	X	X	X	A	X	X	X	X	A+	X	X	A+
6.8	Parks and Playing Fields	A	A	P	P	P	A	A	X	A+	X	X	P+
6.9	Playgrounds	P	P	P	P	P	A	A	A	P+	A	X	P+
7.1	Car parks and Lock-up Garages	X	X	A	A	A	X	A	A	X	X	X	A
7.2	Goods Transit and Utilities	X	X	X	X	X	X	X	P	X	X	X	A+
7.3	Public Utilities Amendment BF-7 24/1/95	A	A	A	A	A	A	A	P	A	A	X	A
7.4	Miscellaneous	X	X	X	X	X	X	A	A	X	X	X	A+

Representation 398 – Rural Living Zone

In summary:

- the owners purchased their properties for homes, for the rural living experience and to participate in the productive Huon Valley economy
- they did not purchase their land for conservation or to provide scenic values for the broader community
- current and intended use reflects historical use of the area