



HUON VALLEY COUNCIL

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Our Ref: 17/82
Enquiries to: Rong Zheng

Mr J Ramsay
Delegate (Chair)
Tasmanian Planning Commission
GPO Box 1691
HOBART TAS 7001

Email: tpc@planning.tas.gov.au

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 4**

I write in response to the Commission's directions issued on 19 October 2023.

Direction 4 requested the following information:

In relation to representation 170 (land at Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4)) the planning authority, in consultation with representor 170, Stephen Bartels is to:

- Provide a diagram showing the planning authority's recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at Lot 4 Huon View Road, Lower Longley (folio of the Register 160523/4); and
- Confirm the attribute/s upon which the zone boundary has been determined.

Response

Following careful consideration of Mr Stephen Bartels' feedback on the initial proposal, it is evident that there are valid concerns regarding the potential impact of transitioning from Rural Resource to Landscape Conservation Zone (LCZ) on his property.

It is be noted that Rural Resource to Rural is not actually 'like-for-like' given the lack of development controls in the Rural zone. Considering Mr Bartels's current land use, including cattle farming, sawmilling, and vegetable growing, and the importance of preserving these activities. It is recommended that Lot 4 Huon View Road 160523/4 be rezoned as Rural to better align with the existing land use and address the concerns raised.

Importantly, this approach is consistent with the zoning of the adjoining lots (FR133552/9, 142338/3, and 10561/8) to the southwest, which are currently zoned Rural Living in the Interim Planning Scheme (IPS). By rezoning Lot 4 as Rural, these adjoining lots can be reversed back to their existing zoning of Rural Living, aligning with RLZ 1. This recommendation adheres to the intent of RLZ 1, which specifies that the Rural Living Zone should be applied to land that is currently a Rural Living Zone within an interim planning scheme. Furthermore, the landscape values associated with these lots can be appropriately managed through the application and operation of the proposed Priority Vegetation Area Overlay."

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards



RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE