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**Sent:** Tue, 31 May 2022 13:58:49 +1000  
**To:** "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>  
**Subject:** Representation regarding Zone change on our property

31st May 2022

General Manager  
Huon Valley Council  
PO Box 210  
Huonville TAS 7109

Dear General Manager,

**RE: Representation for the Huon Valley Council's advertised zoning of my/our property**

**Address/Folio ID: 142764/3**

I, being joint owner of the above property would like to submit the following representation that objects to the proposed Landscape Conservation zoning (LCZ) as put forward by the council as part of the advertised draft Local Provisions Schedule submission. We believe that the more appropriate zone of Rural should be applied as it better fits with our property.

As we were not made aware of this re-zoning until quite late in the process and exhibition period we have been unable to engage with the appropriate legal/planning counsel at this time to address the relevant points on our behalf.

I am requesting that our objection and that the above zone change be considered, and that we invoke my/our right to be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission's hearing should further information be required to speak to my/our objections. I/we also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

The following points are some of what I would request to be considered:

1. This title is classed as Primary Production with the Lands Titles office as we have run cattle on the property and are planning to do so again as a source of living. It is adjacent to other titles we own in Kingborough Council as part of a big family property, with all zoning being Rural (apart from one which is proposing to move to Rural).
2. This title is also adjacent to our working red gravel quarry with future expansions onto this title in mind. Under Rural zoning, resource extraction is allowed but isn't under Landscape conservation. Changing to LCZ would adversely affect my ability to earn a living.
3. The title already has protection overlays on it and we don't see the logic in changing it to LCZ.
4. How does the zoning change affect the approval process to build a house for one of our children, in the near future?

5. With the current housing crisis with families living in cars, how does changing from Rural Resource to LCZ help this situation? Thereby diminishing opportunities to develop land for housing?

Regards,

Stephen Hall

Ph: 0419 120 039

PO Box 84 SNUG 7054

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