

Tasmanian Planning Scheme—Huon Valley Local Provision Schedule

Hearings April 2023

3242 Huon Highway Franklin

OBO: Adrian Harris



- **3242 Huon Highway**

- 3,333m² in area
- No agricultural uses are possible
- Used for residential purposes for in excess of 50 years
- Why zone land Agriculture when it could only ever be used for Residential.





Identify Results

Disclaimer x

One feature found in one layer

▼ Cadastral Parcels (one feature)

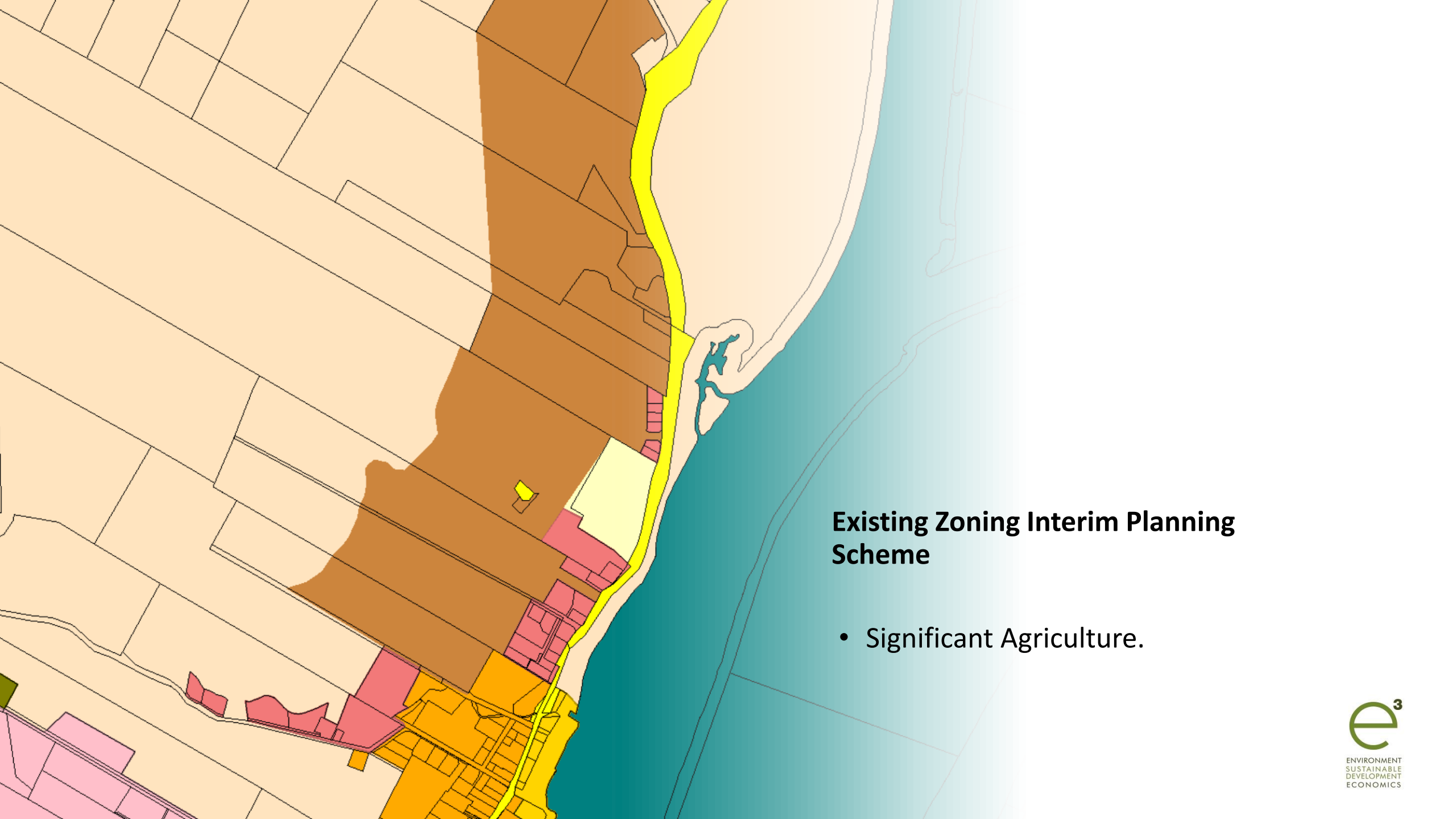
⚠ Warning - Property boundaries are indicative only. See explanation [here](#).

Feature

Property Address	3242 HUON HWY FRANKLIN TAS 7113
Property ID	2123936
Title Reference	136277/1

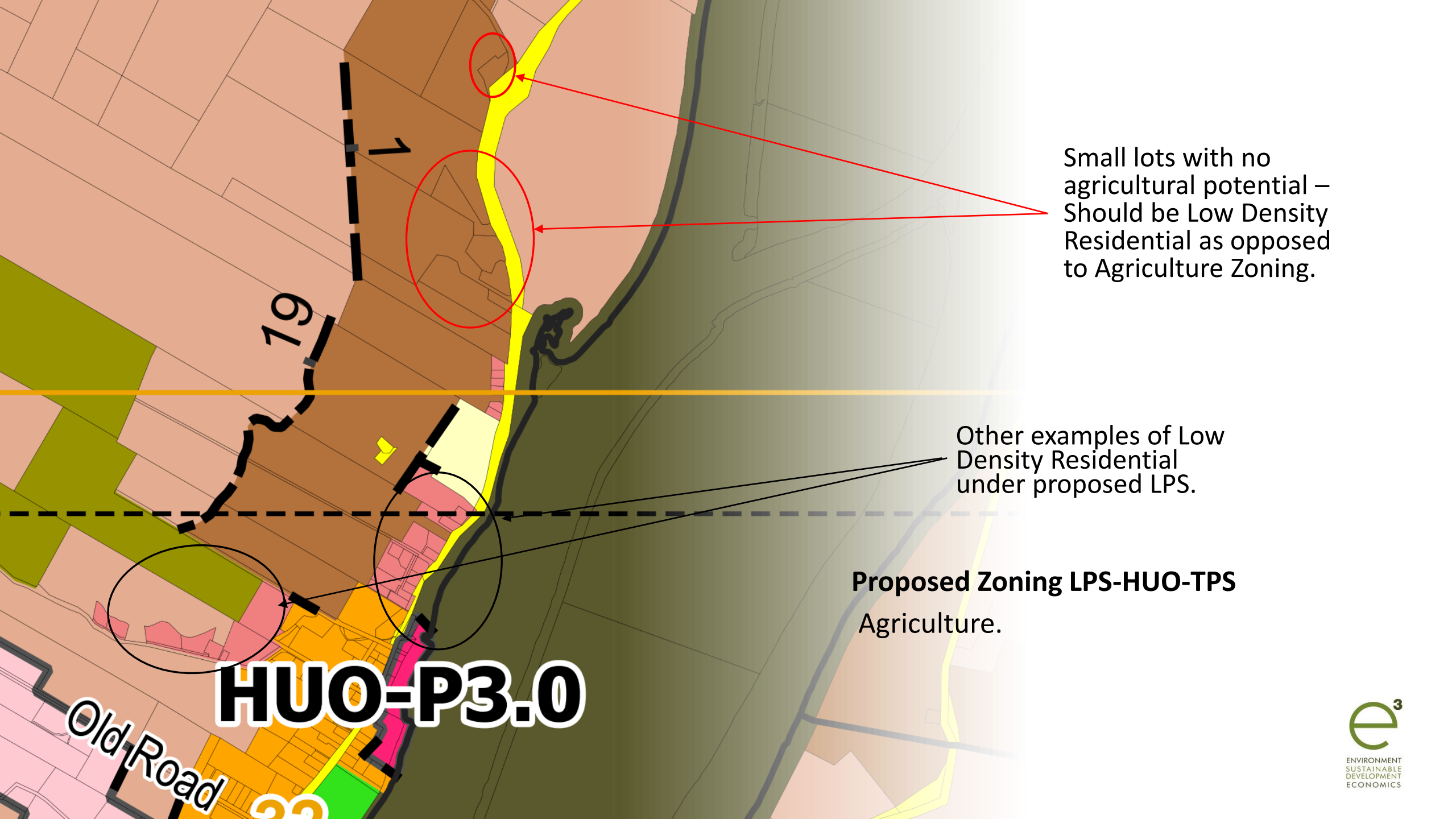
POI: GDA94 MGA55 : 501367E, 5230569N

Identify Options



Existing Zoning Interim Planning Scheme

- Significant Agriculture.



Small lots with no agricultural potential – Should be Low Density Residential as opposed to Agriculture Zoning.

Other examples of Low Density Residential under proposed LPS.

Proposed Zoning LPS-HUO-TPS
Agriculture.

HUO-P3.0

Old Road



- The surrounding properties recommended to be zoned Low Density Residential.
- Would recognise the existing pattern of residential non-agricultural land uses to the North and South of the Franklin.
- Provide for a zoning transition between the urban area and the agricultural areas to the north and east.
- Non-agricultural/residential uses on smaller lots are more the norm than the exception throughout the Huon Valley and do not create any significant issues with respect to land use conflict and or fettering of adjacent apple orchard operations.
- The history of land use development within the Huon Valley is that larger lots were developed for apple orchards with smaller residential lots providing accommodation to owners of the orchards and or workers within the agricultural operation.
- This low scale rezoning would provide for a continuation of this.
- Having lots zoned Agriculture when the existing and only use which could be undertaken on the lots is not considered sound strategic planning.