

# Application to re-zone property (or be given permission to build)

## 8495 Channel Highway, Cradoc TAS

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My wife and I have bought 8 acres on the Huon river in Cradoc. The property has a natural divide down the middle (valley) that leads into a dam. Which gives us to sides to the property, about 2 acres each side to use. Our aim buying this property was to develop the land in 2 ways, one way as a regenerative food source, on about 2 acres on one side so we can earn a living from this and also help feed people that need some help, and also teach people about self sustainability and health. On the other part of the usable land, about 2-3 acres, we wanted to set up short term accommodation (cabins) to run as a business and also earn an income. These would be off grid, and low impact to the environment.

But I am pretty sure the property is zoned agricultural, so we are not sure we can do the latter in this zoning. We want to develop the property to be a beautiful park like destination that has fruit and veg growing in that environment on the riverside, and to be a great attraction to tourists and bring people through Huonville and Cygnet to stay with us and also educate them on self sustainability and regenerative farming, with a focus on health. Another goal for us was to run workshops and retreats focused on peoples health.

So, we are at the beginning of this journey, and I want to ensure we do everything correctly, and ensure we have council and planning permission before we do anything going forward. As I want this to be a long term development and investment for us.

I see from the link you sent we sort of fit into this category -

Visitor Accommodation - use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis or otherwise available to the general public at no cost. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.

As we have just begun this process after settling on the property, we have only just been informed over the past week that dates to apply for zone changes are limited and time sensitive. We apologise for our late submission but were unaware until we began this application that there were closing dates. We were also unaware of dates exhibited and unsure of where this was exhibited. We hope that our submission be assessed.

We are hoping we can be heard now, as we are in the process of forward planning for the next year on the first stage of development, if possible. And as we will be sourcing investment and making arrangements to begin over the next 6 months, we want to be sure we can build and run the business side of our plan on this property.

From our understanding the current zoning is agricultural. And being a small lot wedged between 2 larger agricultural pieces of land it is quite unusable and would be unlikely to be bought as a piece of farming agricultural land. So we would like to use it partly for agricultural, but also to run our accommodation business from in such a scenic area of Cradoc/Huonville. We believe we can work in the community and assist in bringing visitors and tourists through the town of both Huonville and Cygnet, to hopefully raise the towns prominence and exposure to tourism. So the zoning may be important for us to be able to begin this journey into creating a beautiful scenic destination, otherwise we may not be able to build these off-grid cabins we require for the business, or even run a business from the property.

The below is an initial plan of what we have in mind, with further development of the dam and waterway to ensure the bottom area of the property below the dam can be utilised further. We are currently having initial agricutlral plans and the first stage of the cabins drawn up so we can begin on approval of zoning and council approval.

- Property development plan for - 8495 Channel Highway, Cradoc
- Permaculture forest/garden development - 3-4 acres of property
  - Short term accomodation - non-permanent/self-contained - 3 acres of property

