



18 December 2023

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](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 5**

I write in response to the Commission's directions issued on 14 July 2023.

Direction 5 requested the following information:

Following the hearing of representation 87 (land at Mountain River):

- a diagram showing the recommended application of a split zone between the Rural Zone and the Landscape Conservation Zone to land at 1333 Lonnaveale Road, Lonnaveale (folio of the Register 242407/1); and
- advice in relation to the attribute upon which the zone boundary has been determined.

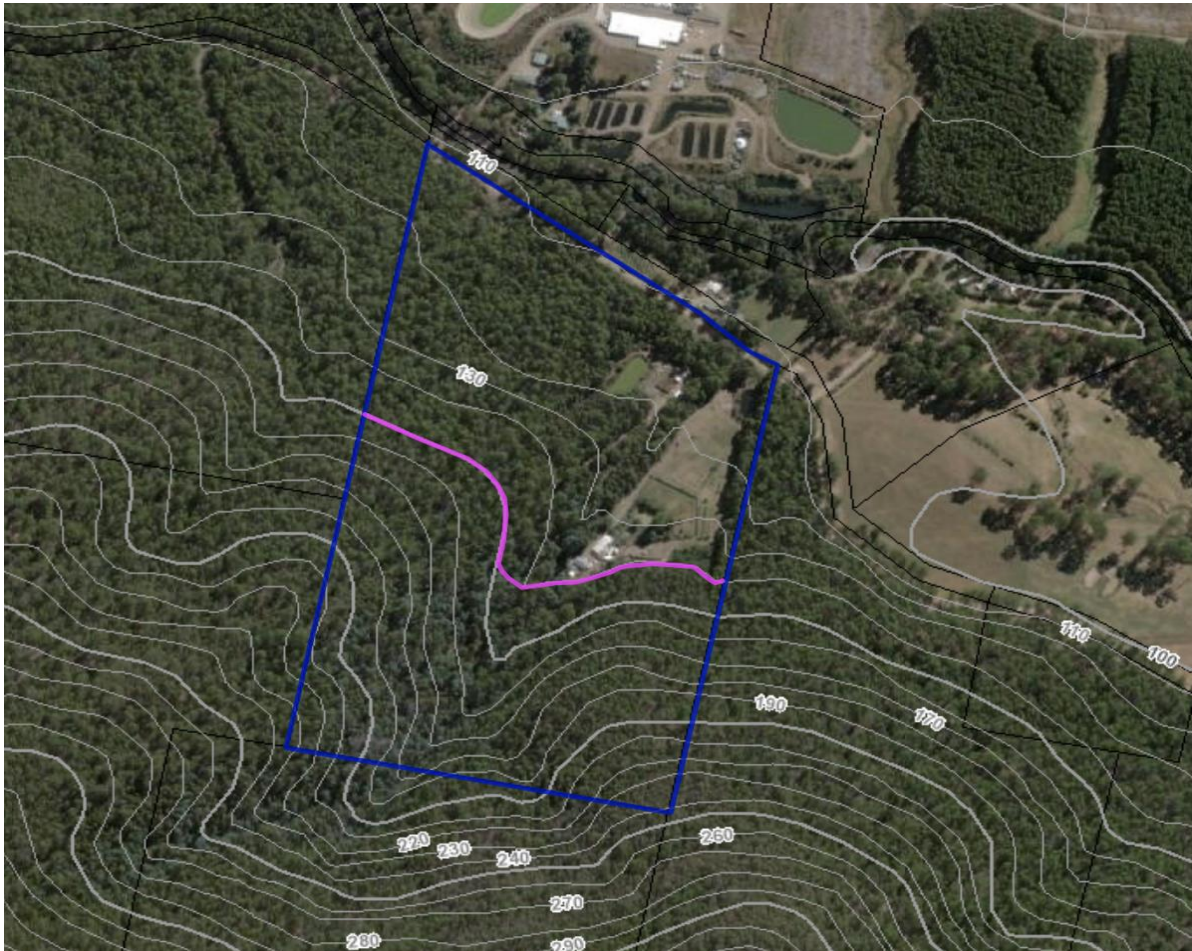
The diagram is to be prepared in consultation with representor 87, Prue and Peter de Vries, taking into consideration the tourist operation which currently operates from the site.

## Response

During the hearing process it was determined that the abovementioned title could appropriately be split zoned due to the area of cleared land and the adjacent land on Lonnaveale Road to the south being zoned Rural.

The location of the recommended split zone is shown below. It follows the 150 m contour and joins up to the 140 m contour in pink. The exact boundary to be confirmed with the GIS expert.

Regarding the trails associated with the operating Sled Dogs Tasmania, passive recreation is a no permit required use class within the Rural Zone, with tourist operation a discretionary use class within this zone. The landowner was contacted by email on 15 December 2023. The proposal of the split-zoning was based on the consultation with the landowner of FR 242407/1.



*Figure 1* Title boundaries shown with pink outline and approximate split zone location shown with blue outline.

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

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong'.

**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**