

James Cashion

Branxholm, Tas 7261

29th April 2022

Dorset Council

3 Ellenor St

Scottsdale, Tas 7260

RE: DRAFT LOCAL PLANNING SCHEME SUBMISSION FOR ZONE CHANGE IN BRANXHOLM

In May 2020 I purchased a recently subdivided block of land in Branxholm (1B Cox's Lane, 1.05 ha, ID 9554387, Vol 178341, folio 3) shown below with red borders.

The image, below shows the draft LPS Zones for Branxholm.



I propose that 1B Coxs Lane ID 9554387 (Vol 178341, folio 3) be changed from Rural to Village Zone.

This proposition is based on three arguments, namely:

1. 1B Cox's Lane is not suitable for agricultural development as described by the Rural Zone purpose and codes
2. there is current pressure for the release of residential land in Branxholm
3. 1B Cox's Lane is most suitable—in comparison to other Rural-zoned blocks within Branxholm—to meet the requirements for increasing the Urban growth area within Branxholm.

1B Cox's Lane is not suitable for Agriculture

Based on the Statewide Planning Scheme, I believe it was the intention for prime (i.e. highly productive) agricultural land to transition to Agriculture Zone (21), whereas the Rural Zone (20) provides for all other agricultural uses that may be associated with a range of rural businesses and industries. For example; storage of agricultural products, general agricultural buildings, agriculture irrigation infrastructure, agricultural processing activities such as wineries, packaging of farm produce, and storage of agricultural transport and machinery (trucks and equipment).

1B Cox's Lane is not prime agricultural land. There is little top soil above a rocky base. Historically, it has not been used for cropping or intensive grazing.

Furthermore because the land abuts domestic residences, fierce objection could be expected to any proposal to establish an agriculture-based business on this site.

Access to the site for heavy farm machinery and trucks is not feasible.

Noise generated by an agriculture-based business on this site would decrease the amenity for neighbouring residences within the Village Zone.

There is pressure to open more residential land in Branxholm

In 2013, when the village zoning was proposed to accommodate future urban growth needs for Branxholm, the extent of the mountain-biking tourism boom and growth in regional agriculture may not have been foreseen.

We believe there is a huge demand for more residential building blocks in Branxholm. We currently are looking for more blocks and residential homes to sell as we have many buyers waiting. Quoted email from Justin Wiggins (local Real Estate agent, Knight Frank, 6 May 2021)

In addition there is much anecdotal evidence that local employees have had to drive as far as St Helens to find rental accommodation. My parents who own Tin Dragon Trail Cottages have had difficulty over the years finding employees living in or near Branxholm. But the situation is much worse now. For example, Tin Dragon Cottages's current cleaning contractor drives 20min (each way), because she could only find suitable rental accommodation outside Ringarooma.

With the demand for employment rising in our region there is now an unmet demand for housing. Of course it is not only the tourism sector that is finding it difficult to source employees due to lack of nearby housing, farming businesses are also feeling the stress.

1b Coxs Lane is the most suitable block available for increasing Branxholm's urban area

Location

1B Cox's Lane is within the boundary of Branxholm and is situated just off the Tasmanian Highway within easy walking distance of all the Branxholm commercial businesses (IGA, cafes, hotel, service garage, restaurants and park). Also only a short walk to the regional bus drop-off and pick-up location from 1B Cox's Lane.

Access & Services

The entire block has good road access on Coxs Lane (~115m frontage). Additionally, there access to TasWater infrastructure, power and communications services from Cox's Lane.

The soil type on this block is suitable for onsite sewage effluent disposal – for example in combination with Envirocycle sewage systems.

Because the block has river frontage, storm water can be easily directed off the block into the Ringarooma River.

Suitability for building

1B Cox's Lane has a gentle slope and is highly suitable for residential construction. This contrasts with the neighbouring 1A Cox's Lane, which is unsuitable for building. 1A Cox's Lane—zoned Village—is a very steep block with little area suitable for construction.

1B Cox's Lane has Ringarooma River frontage with a gentle elevation that provides commanding views over Branxholm out to farming land and mountains.

1B Cox's lane was not subjected to flooding during the most recent 2007 major flood.

It is noteworthy that other rural-zoned land within the boundary of Branxholm is either Crown Land, too steep for building or subject to flooding.

Therefore I believe 1B Cox's Lane is the most suitable block to be re-zoned for the purpose of extending the Urban area for Branxholm.

Please consider my request to have the zoning for 1B Cox's Lane changed from Rural to Village.

Sincerely,

James Cashion