

**From:** no-reply=huonvalley.tas.gov.au@mailgun.huonvalley.tas.gov.au on behalf of "Huon Valley Council" <no-reply@huonvalley.tas.gov.au>  
**Sent:** Sun, 29 May 2022 13:31:29 +1000  
**To:** hvc@huonvalley.tas.gov.au;paulgibsonarchitect@gmail.com  
**Subject:** Planning Representation - Paul Gibson - {Application No:7}

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Your representation has been submitted.

Please note: This representation may be subject to the provisions of the Right to Information Act 2009 which may result in its disclosure to a third party.

<b>I/We (name)</b>
Paul Gibson
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
142 Cygnet Coast Rd
<b>Town or Suburb</b>
Lymington
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:paulgibsonarchitect@gmail.com">paulgibsonarchitect@gmail.com</a>
<b>Phone Number</b>
0497569989
<b>Comments</b>
Application of split zoning I use Black Jack Range Lymington as an example for why spluit zones should be used in certain circumstances.  This is an area where the blocks extend from grazing land and orchards on the lower slopes up to the treed ridge of Black Jack range. The ridge has an environmental overlay to protect the vegetation. The proposed LPS have zoned the blocks either Landscape Conservation or Rural depending on what proportion of the land is cleared and treed. I understand that Huon Valley Councils planners have been instructed not to split zones. The result is a mix up of Landscape Conservation zone and Rural zones side by side. This does not achieve the goal of protecting the identified environmental values of the treed ridge. It also creates tensions between adjacent landholders with different zonings.  My representation is to suggest that split zones should be used in these situations to keep rural areas together as rural and to apply landscape conservation where the vegetation demands it. This will reflect the reality and avoid the clash of neighbouring properties with differing zones adjacent to each other.
<b>Submit Application</b>
<ul style="list-style-type: none"><li>• Yes Submit</li></ul>

