

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: Wed, 23 Mar 2022 12:55:23 +1100
To: hvc@huonvalley.tas.gov.au;kentandtrudy@bigpond.com
Subject: Planning Representation - Kent & Trudy Wells - {Application No:7}

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.

I/We (name)	Kent & Trudy Wells
Are you lodging as a Individual, Company or Organisation	Individual/s
Of Address	48 packers road
Town or Suburb	HUONVILLE
Postcode	7109
Email	kentandtrudy@bigpond.com
Phone Number	0419 793314
References	Rural Zone - Rural Living Zone
Comments	<p>The proposed implementation of the Tasmanian Planning Scheme (TPS) for Huon Valley Council & its Local Provisions Schedule, has brought to our attention that the proposed Zone for our property (C/T 103630/9) under the TPS appears to be inappropriate, for the following reasons:</p> <ol style="list-style-type: none"> 1) Our property is situated in Packers Road Huonville, with the current land uses of the properties in that road understood to be (1) 1ha with house & used to graze a pony, (2) approx 4ha with house & currently some used for hay production, balance kept mowed, (3) area unknown but less than 3ha, house with land used to graze horses, (4) approx 1ha house & land used to graze Alpaca's, (5) approx 3ha with house & approval for visitor accommodation, part land used for hay production with balance mowed, (6) 1ha with house & land kept mowed, (7) 11.42ha (our property) with house & several sheds, currently used to agist horses and produce hay. 2) The only current Rural Land use is Pasture production. 3) The blocks apart from mine (used for horse agistment) and another used partly for visitor accommodation are not used for any commercial activity. 4) Of these properties, 4 are owned by people who have moved from interstate for the Rural Living Lifestyle and whose amenity would be adversely affected by such land uses as "Extractive Industry" or "Fruit Growing" as allowed under Rural Zone.

5) The reason for this area not being used for more significant Agricultural or Rural Activity is the lack of top soil. I can only represent with any sound basis about our property, where the average Top Soil depth would be under 4cm, with below that a Hard Grey Pan (known locally as "Native Cement"), below which is either Rock (Mainly Mudstone) on the ridges or Clay in the lower areas.

From this information I believe there is a case for review of the Zone from "Rural" to Rural Living".

This apparent Zone anomaly then has an effect on our ability make a valid representation in respect of the proposed Local Provision Schedule.

Submit Application

- Yes Submit