

Huon Valley Zoning Association

Synopsis of Presentation to TPC Hearing, 4th May 2023

Who are we?

An incorporated association, seeking considered community participation in the development and implementation of planning scheme(s) applying to the Huon Valley municipal area.

HVZA recognises that land owners and users have an important stake in setting strategic land use directions and should be empowered and assisted to contribute to our diverse and productive Huon Valley community.

Our committee of 10 is supported by a broad membership base and presence on social media.

Recognising issues:

- Abundance of LCZ compared to other municipalities
- History of occasional concerns with Biodiversity Code overlay at individual or system levels
- Increasing frequency of non-compliance and discretionary decisions in HV planning
- Growing awareness of zoning/overlay shift via HVIPS and in draft LPS

Let's understand this... or not?

Key factors influencing design of the draft LPS appeared to be concern over the wide range of permitted Uses in Rural Zone, and the views of consultants used by Council.

HVZA attempted to engage with Council through dialogue, but were repeatedly told our only avenue was written representation and the TPC hearing process.

The debate, now evidenced by over 400 representations and a largely adversarial draft 35F report, stalled unapproved by two separate Councils (pre/post-2022 election) and was finally approved with a preamble that essentially stood back from endorsing staff recommendations on representations.

If not, then what?

With an endorsed HV LPS that held even less certainty than its draft, HVZA now set to work to analyse visual sensitivity – a strong driver of LCZ – and to explore what a zone allocation process more aligned with state guidelines, might look like.

The result is an 'Alternative LPS' – an allocation of zoning through the Huon Valley whose methodology seeks to follow state guidelines and draws on HVZA landscape value analysis which goes far beyond the work done by Council.

It's not a perfect LPS: it would need to be refined with the assistance of TPC, Planning Authority and consulted with local feedback as a sound planning scheme should be. But by showing a reasoned alternative, the Alternative LPS evidences many options for different results than HVC's draft LPS and 35F report created.

HVZA has demonstrated their commitment to community connection and support, using their expertise and analytical skills to develop an Alternative LPS for the Huon Valley.

We shouldn't have needed to do this, but now – we want our work to help generate a robust and broadly supported LPS that can set a clear and wise agenda for the future management of land use in the Huon Valley. We remain keen to assist as this task continues.