

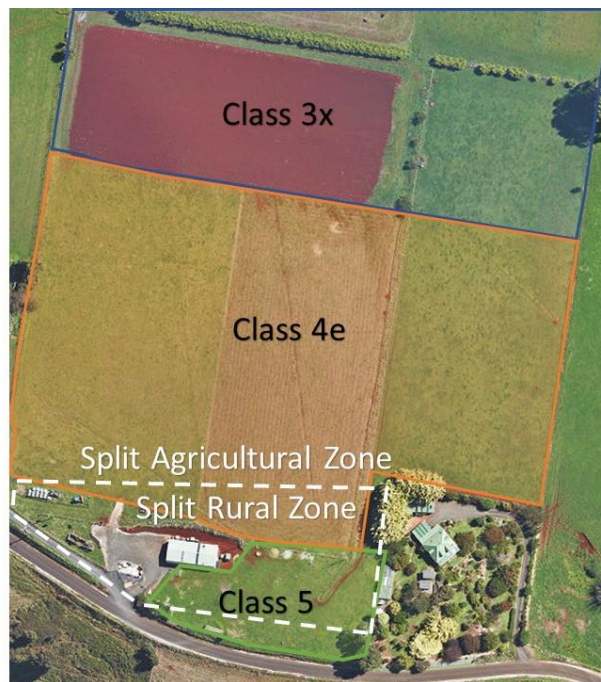


6<sup>th</sup> January 2020

Tasmanian Planning Commission

To whom it may concern,

In addition to a submission provided to the TPS regarding changes to the zoning on the property held by Trevor Rice, Trevor would like the TPS to consider potentially split zoning of the property. Applying a split zoning on the property would allow for less stringent planning regulations for a dwelling in an area that is considered of marginal agricultural value and therefore increase the properties worth.



The property is exactly on the boundary between the proposed Agricultural and Rural Zones and the land capability class transitions from low quality class 5 land to prime class 3 land.

The proposed split rural zone encompasses low quality class 4 and 5 land.

The proposed split boundary provides a ~100 m buffer between prime land and the rural zone.

The class 4e zone between the prime land and proposed rural zone boundary has been cropped in the past with vegetables, however during this time it also experienced significant erosion events, which on one occasion resulted in an insurance claim from the neighbouring house because of mud slide and on another occasion required the council to clear the road from mud. For this reason, the owner of 20+ years has not cropped this area since, however he has continued to crop the class 3 area.



Figure 1. A picture taken from within the proposed rural zone facing approximately South-South East.

Kind Regards,

Peter Targett

A handwritten signature in blue ink that reads "Peter Targett". The signature is written in a cursive style with a long, sweeping underline.

Agronomist,  
(BAgrSc, Hons)