

**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:** Tue, 31 May 2022 13:20:59 +1000  
**To:** hvc@huonvalley.tas.gov.au;christopher.a.cato@gmail.com  
**Subject:** Planning Representation - Chris Cato - {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.

<b>I/We (name)</b>
Chris Cato
<b>Are you lodging as a Individual, Company or Organisation</b>
Individual/s
<b>Of Address</b>
8391 Channel Highway
<b>Town or Suburb</b>
Cradoc
<b>Postcode</b>
7109
<b>Email</b>
<a href="mailto:christopher.a.cato@gmail.com">christopher.a.cato@gmail.com</a>
<b>Phone Number</b>
0408015759
<b>File</b>
<ul style="list-style-type: none"><li>• <a href="#">TPS submission Chris Cato 8391Channel Highway.pdf</a></li></ul>
<b>Submit Application</b>
<ul style="list-style-type: none"><li>• Yes Submit</li></ul>

Chris Cato  
PO Box 122  
Huonville, 7109

30 May 2022

General Manager  
Huon Valley Council  
40 Main Street  
Huonville, 7109

Dear General Manager,

I, Chris Cato, am writing to submit a representation in relation to the draft Huon Valley Local Provisions Schedule.

The *Environment Management Zone* (EMZ) has been applied to a large section of my property at 8391 Channel Highway, Cradoc.

**I am requesting the EMZ overlay be removed or re-evaluated and replaced with the *Rural* zone to best reflect the nature of the land and bring it in line with zoning applied to other properties in the area.**

**Inconsistencies between properties and overlay of EMZ:**

- Lot 3 CHANNEL HWY (CT 61/407) (Figure 2) has the same geographical and ecological characteristics as my property (Figure 1), however, it is zoned as *Rural*.
- The same overlays apply to this land, including the priority vegetation and coastal inundation hazard codes.
- The areas in question are equivalent in size.
- This represents one example, but others exist between Cradoc and Huonville.

**Nature of land where EMZ has been applied:**

- While a large portion of the land under the EMZ overlay is (and will *always* remain) an important environmental area, some of the land is also made up of pasture and can be used for grazing animals, especially during the dryer months.
- The EMZ places far more stringent restrictions on this area for future developments and resource development due to the need to attain approval from an authority under the *National Parks and Reserved Land Regulations 2009*.
- A significant portion of the land under the EMZ overlay has been used for animal grazing in the past and remains fenced.
- The EMZ boundary appears to loosely follow the edge of the *High Coastal Inundation Zone*, however, with effective management, including appropriate drainage and flood banks, the impact of flooding and sea-level rise can be mitigated to ensure the land's value well into the future.

Thank you for your time. I look forward to discussing this matter with the relevant parties at your earliest convenience.

Yours sincerely,

Chris Cato

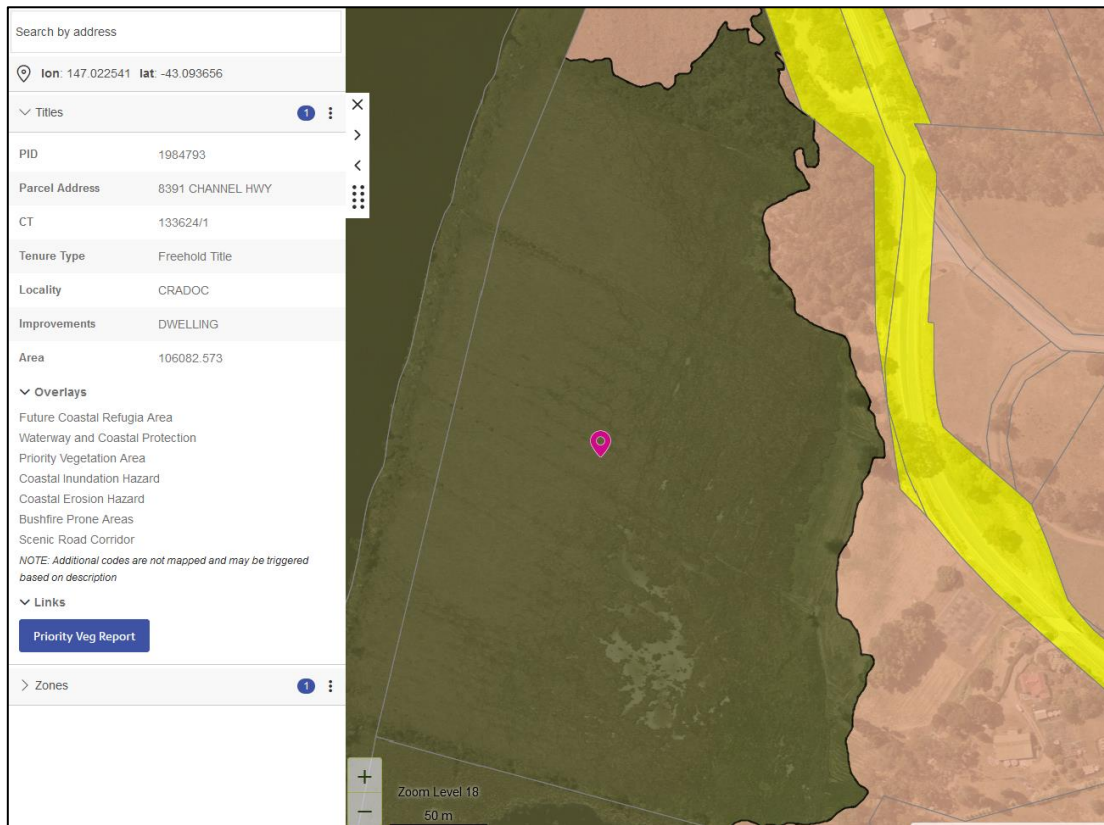


Figure 1 8391 Channel Highway, Cradoc zoning with applied EMZ

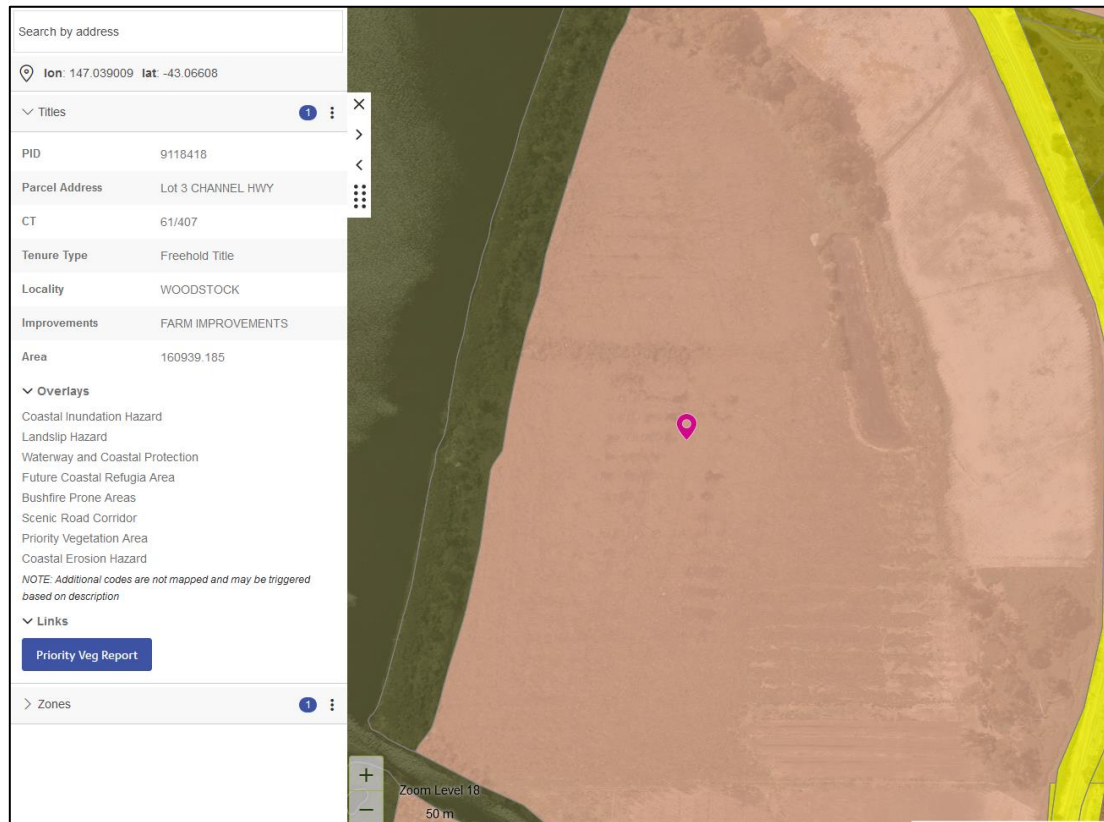


Figure 2: Lot 3 CHANNEL HWY (CT 61/407) with Rural zoning