

**From:** "Ian Stanley" <ian.stanley@internode.on.net>  
**Sent:** Fri, 29 Apr 2022 08:52:33 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** Draft Huon Valley Local Provisions Schedule

General Manager  
Huon Valley Council

**RE: 515 Cockle Creek Road, Recherche**

This representation is being made on behalf of R. M. and B. T Maas the owners of the above property with their full knowledge in respect to the proposed zoning of the above property under the draft LPS.

The proposed zoning of Landscape Conservation is inappropriate for a privately owned, freehold title given its historic use and current and possible future use. It is used exclusively as a private dwelling. The property is mostly cleared with a majority of the remnant vegetation located within the Scenic Landscape Corridor Overlay that is identified under the current Interim Scheme on the southwest corner of the title.

The Zone purpose for the Landscape Conservation zone identified in the TPS states:

*22.1.1 To provide for the protection, conservation and management of landscape values.*

*22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

The zone purpose to “protect, conserve and manage landscape values” is otiose in respect to a majority of the subject site given the clearing that has occurred. The remnant vegetation is further protected by the management objectives of the Scenic Road Corridor overlay.

The zoning of the land to Rural Living is considered more appropriate. The Zone purpose for the zone stated in the TPS is:

*11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained.*

*11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*

*11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.*

*11.1.4 To provide for Visitor Accommodation that is compatible with residential character.*

The use of the land is more consistent with the zone purpose of the Rural Living Zone. Possible future uses can also be undertaken that are consistent with the zone purpose for this unique location under a Rural Living Zoning. The remnant vegetation is protected under both the zone purpose and the provisions of the Scenic Road Corridor overlay.

If Council determines that the Rural Living Zoning is appropriate in its report to the TPC I will on behalf of the owners attend subsequent Commission hearing(s) to support the Council decision.

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