

Ronnie & Leeann Gudden, Owners

Kingsley Park Thoroughbreds  
PO Box 166, Cygnet TAS 7112

16<sup>th</sup> April 2023

Huon Valley LPS Board  
Tasmanian Planning Commission  
GPO Box 1691, Hobart, Tasmania 7001

Please see the attached additional documentation for the board's consideration for our upcoming hearing on the 2<sup>nd</sup> of May 2023, at 10am.

We would like for Mr Caleb Elcock to speak on our behalf with us also to speak if needed.

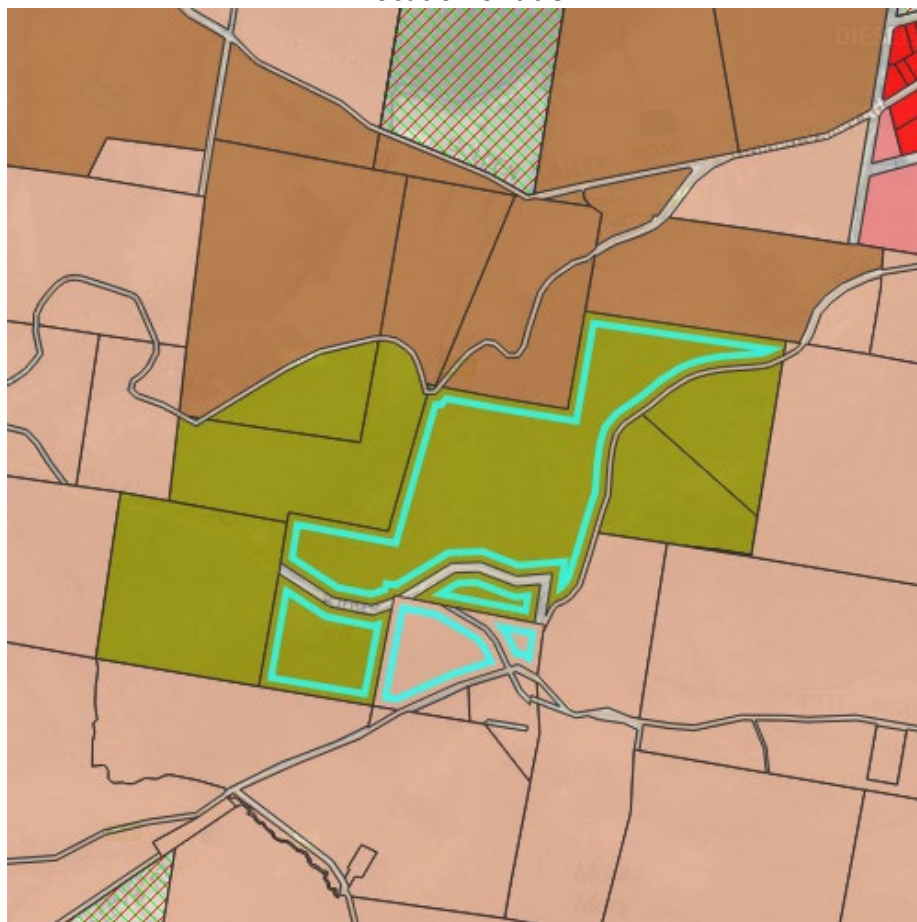
Regards,

Ronnie and Leeann Gudden  
Owners and Operators of  
Kingsley Park Thoroughbreds  
PO BOX 166, Cygnet  
184 Kings Hill Rd  
CYGNET 7112

Disclaimer: This Huon Valley Zoning Association Template is to be used to assist the landowner in structuring their position to the Planning Authority. It is not to be understood as planning or legal advice and whilst the information provided in this template is within our best efforts as being correct, these details need to be verified by the landowner, themselves.

Owner / Representor: <b>Ronnie and Leeann Gudden</b>			Location address: 184 Kings Hill Road, Cygnet		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
163643/3	3197232	27.32 ha	26.0 Rural Resource	Landscape Conservation Rural	Rural Zone
108544/2	3197232	4.48 ha			Rural Zone

Location of title.



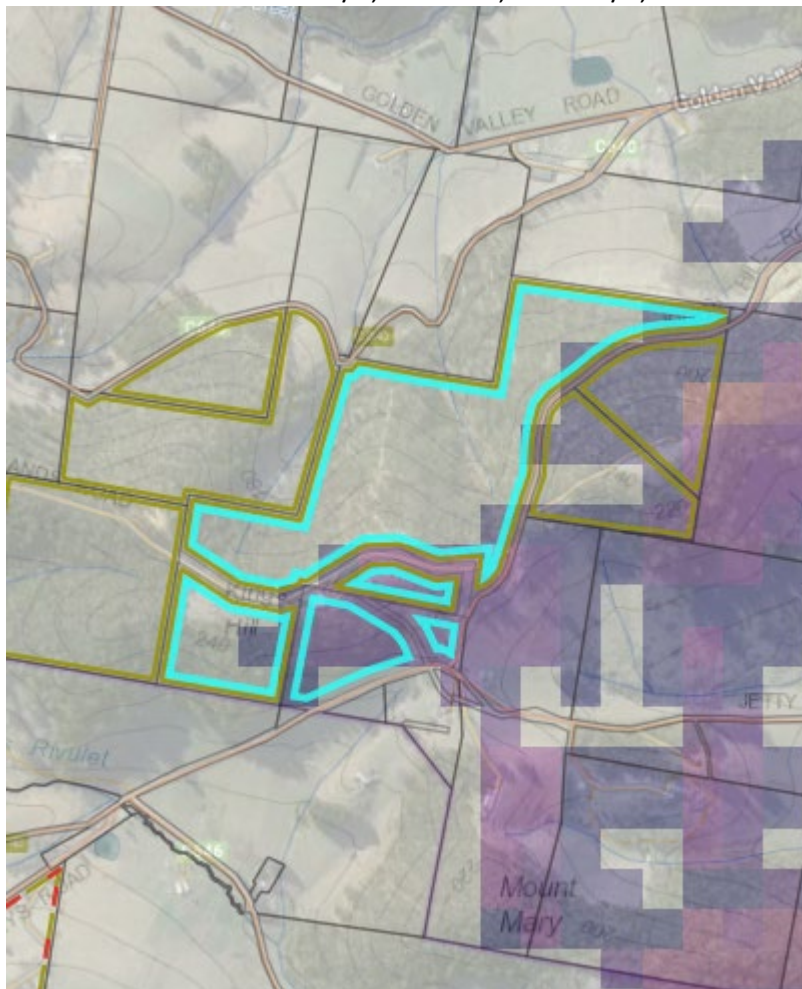
**LEGEND**

<span style="color: red;">■</span> General Residential	<span style="color: purple;">■</span> Light Industrial	<span style="color: yellow;">■</span> Community Purpose
<span style="color: pink;">■</span> Low Density Residential	<span style="color: darkblue;">■</span> General Industrial	<span style="color: green;">■</span> Recreation
<span style="color: lightpink;">■</span> Rural Living	<span style="color: brown;">■</span> Rural	<span style="color: darkgreen;">■</span> Open Space
<span style="color: orange;">■</span> Village	<span style="color: tan;">■</span> Agriculture	<span style="color: lightorange;">■</span> Future Urban
<span style="color: lightblue;">■</span> Local Business	<span style="color: olive;">■</span> Landscape Conservation	<span style="color: magenta;">■</span> Particular Purpose
<span style="color: blue;">■</span> General Business	<span style="color: darkolivegreen;">■</span> Environmental Management	<span style="color: grey;">■</span> Split*

\*Split Zones please consult Draft-HVC-LPS data Appendix 61 and later 35F documentation.

\*\*Light Blue Border shows owner's land in question.

Viewshed: CT: 163643/3, ~13.76%; 108544/2, ~81.47%



Huon Valley Zoning Association's Viewshed Map:

LEGEND			
HVZA-ViewShed	8 - 10	18 - 20	Landscape Conservation
No. of Viewpoints	10 - 13	20 - 23	Landscape Conservation Split Zone
< 3	13 - 15	> 23	
3 - 5	15 - 18	HVC-LCZ-Post35F	
5 - 8	VIEWShed		

\*Light Blue Border shows owner's land in question.

\*\*Landscape Conservation (LCZ) Borders indicate land within the Huon Valley Councils Endorsed 35F and Draft-LPS with LCZ full or split Zoning intent.

\*\*\* The HVZA-Viewshed indicates how visible parts of the subject title is from a viewshed based off of verified scenic road corridors. The colour shade represents how many viewpoints can see a portion of land. Further, explanation is to be provided to the TPC by HVZA.

Property Description
Refer to original representation.

Current use of title
Refer to original representation. Land, both titles are used for rural purposes. With residential use, also.

How does the title not meet Council's proposed Zone

See original rep. CT: 163643/3 is also not seen in its majority as evidenced by the HVZA viewshed map.

Council has not done any strategic landscape assessment it seems. Council has also not consulted with us about all of this.

How does the title meet Requested Zone/s

See original rep. CT:163643/3 is part of a combined farming operation. Horses, cows etc. There are tracks that are used for this purpose and you can see this in the maps. Council has not done any ground truthing of vegetation.

It makes sense to continue through the established rural expectations of the land Pre IPS it was Rural B, IPS Rural Resource Zone.

LCZ is problematic as our Rural Insurance may not cover loss, damage, injury or death that occurs on non-rural land, which LCZ will leave the land as, as a result. Getting finance is a problem with LCZ. We also use this land for uses that would otherwise be prohibited under LCZ and we would have little to no legal standing to change rural use/start it up again if we had to stop for any reason (health/markets etc) and it was considered an abandonment of use.

We concur with CT:108544/2 as being zoned as Rural.

See LCZ4. We live on this block and our house actually sits on CT:163643/3

Are you challenging a Natural Assets Code?	Yes X	No
<p>Yes, the vegetation is not correct on your systems. It is full of Wattle and Stringy Bark. Regrowth.</p> <p>The overlay also covers areas that has no vegetation at all.</p> <p>We seek to have the overlay amended to reflect this and remove the overlay where relevant.</p>		
Are you challenging a Scenic Protection Code?	Yes	No X
<p>None exists.</p>		
Are you challenging any other Overlay?	Yes	No X
<p>If Yes, please provide what overlay and evidence as to what you are objecting to and why.</p> <p><i>Previous Overlays:</i> Biodiversity Protection Area,Bushfire Prone Areas,Landslide Hazard Area,Waterway and Coastal Protection Areas</p> <p><i>Proposed Overlays:</i> Bushfire-prone areas,Low landslip hazard band,Medium landslip hazard band,Priority vegetation area,Waterway and coastal protection area</p> <p><i>This is not an all-inclusive list, just what was exhibited by Council in Appendix 61.</i></p>		

Additional Notes:

Rep. 113.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.