

Attention: Northern Midlands Planning Authority

We are the new owners of the 242 ha property at Lot 1 Honeysuckle Road, Tooms Lake (PID 6831964 CT 213493/1). In the currently exhibited Draft Zone Map our property has been rezoned from Rural Resource to Environmental Management (see Map 1 in attachment). In our representation below we request that our property be rezoned to Rural.

Our property contains the 223.8 ha Little Blue Tier Reserve protected by conservation covenant with an 18.5 ha non-covenanted rectangular area in the middle set aside for other uses (see Map 2). The property adjoins the 1272 ha Snaky Creek Conservation Area to the south zoned Environmental Management and a large Sustainable Timbers Tasmania title to the east zoned Rural.

It appears that our property has been zoned Environmental Management in error by the Planning Authority as it is the only private title in the municipality zoned Environmental Management, a zone unsuited to private land, other than three titles at Liffey (CT 38867/1, 229083/1 and 119373/1) that were zoned Environmental Management because they are included in the Tasmanian Wilderness World Heritage Area.

The reason for the Planning Authority's error can be found in Mapping Layer 2 of the Agricultural Land Mapping Project (ALMP) which appears in ListMap as the 'Land Potentially Suitable for Agriculture Zone' Layer (see Map 3). The ALMP has mistakenly excluded our private title from the ALMP Study Area (see ALMP Background Report 2.2.1 Step 1 – Definition of study area p 7), possibly because it adjoins the Snaky Creek Conservation Area that was correctly excluded. Unfortunately the Northern Midlands Planning Authority did not pick this up during their analysis and consequently zoned our property the same as the adjoining Public Reserve and the STT PTPZ land which were also excluded from the Study Area.

Based on Guideline No 1, the two zone options available for our property are Rural and Landscape Conservation. Agriculture zone would be quite inappropriate based on Guideline No 1. Our preference is to have the Rural Zone applied to all of our property because of our planned future uses on the non-covenanted land. While Landscape Conservation zone would be more appropriate for the covenanted land, split zoning would be inappropriate because it would create a small spot zone. Because our property adjoins the large Sustainable Timbers Tasmania tiles to the east, which is zoned Rural, the application of the Rural zone to our property would not create a spot zone and would comply with sound planning principles.

As the Northern Midlands Planning Authority has applied the Agriculture zone to nearly all rural private titles in the municipality we have included the 'Land Capability' Layer (Map 4) to show that our property is completely covered by Class 6 land which was not identified in the ALMP Mapping Layer 2 for inclusion in the Agriculture Zone, i.e. it has severe limitations for agriculture. Therefore the Agriculture zone would be quite inappropriate and is not supported by the ALMP analysis.

Under Rural Zone the Priority Vegetation Area overlay should be applied to the 223.8 ha Little Blue Tier Reserve protected by conservation covenant but not to the 18.5 ha excluded from the covenanted land.

Could you please confirm that this representation has been received?

Yours sincerely

John Hatzinicolaou

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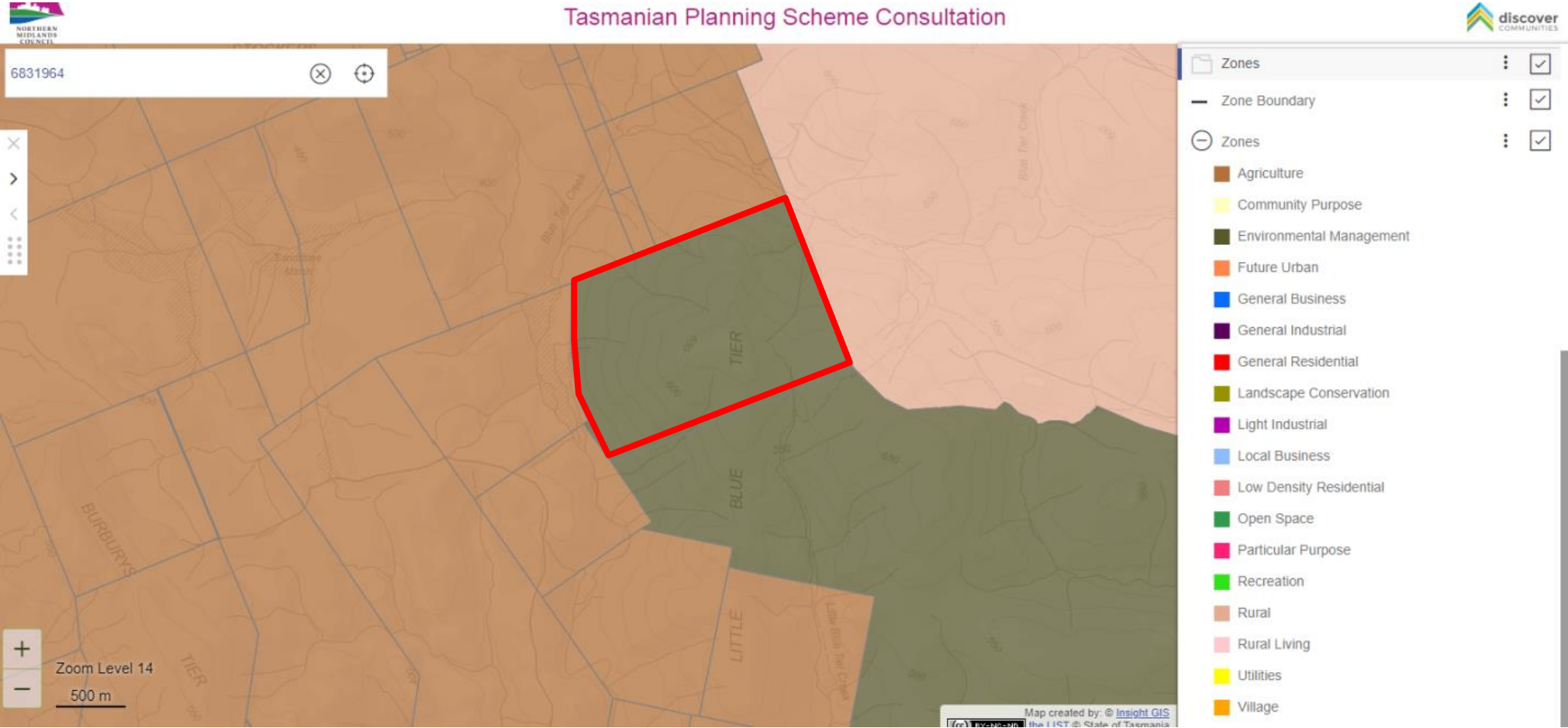
[totalplumbingtas@yahoo.com.au](mailto:totalplumbingtas@yahoo.com.au)

Darren George Plunkett

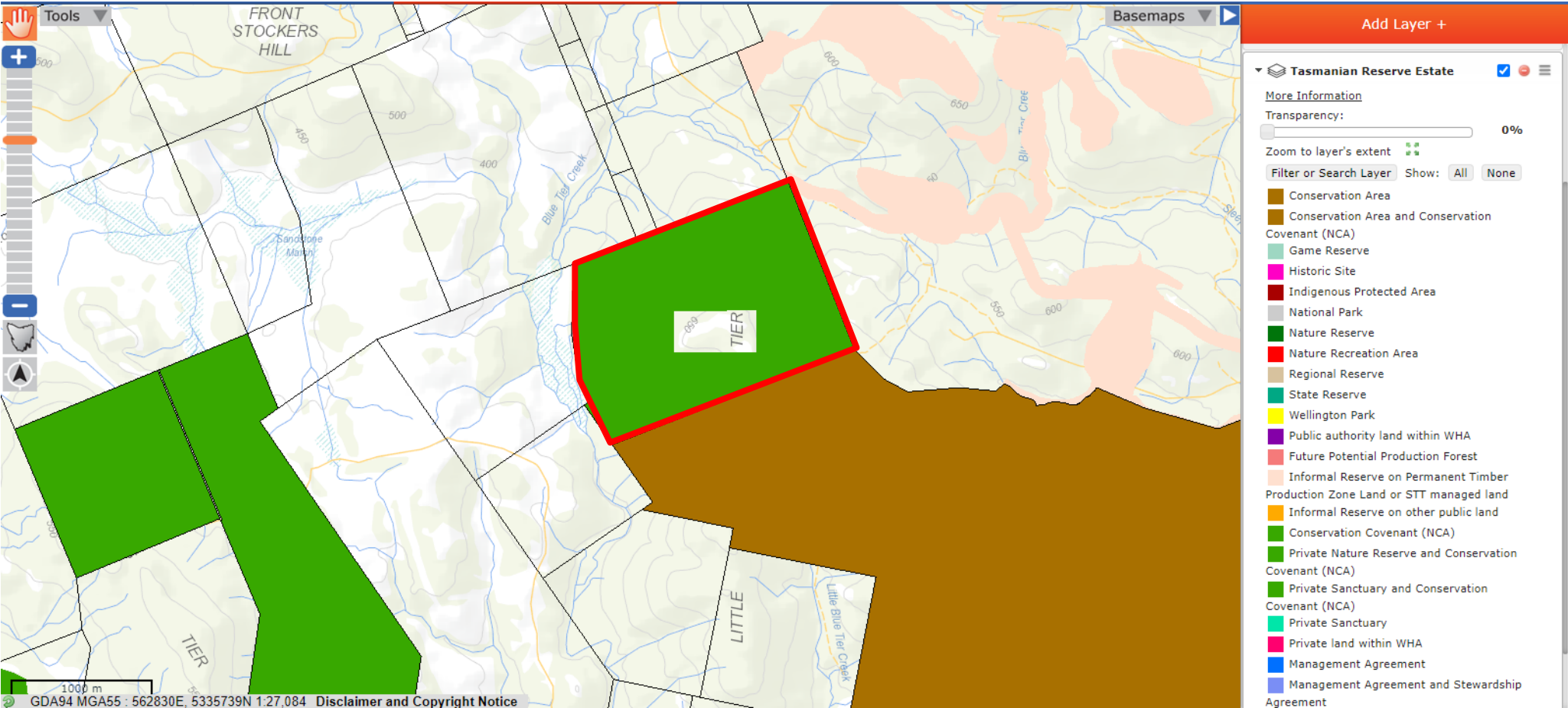
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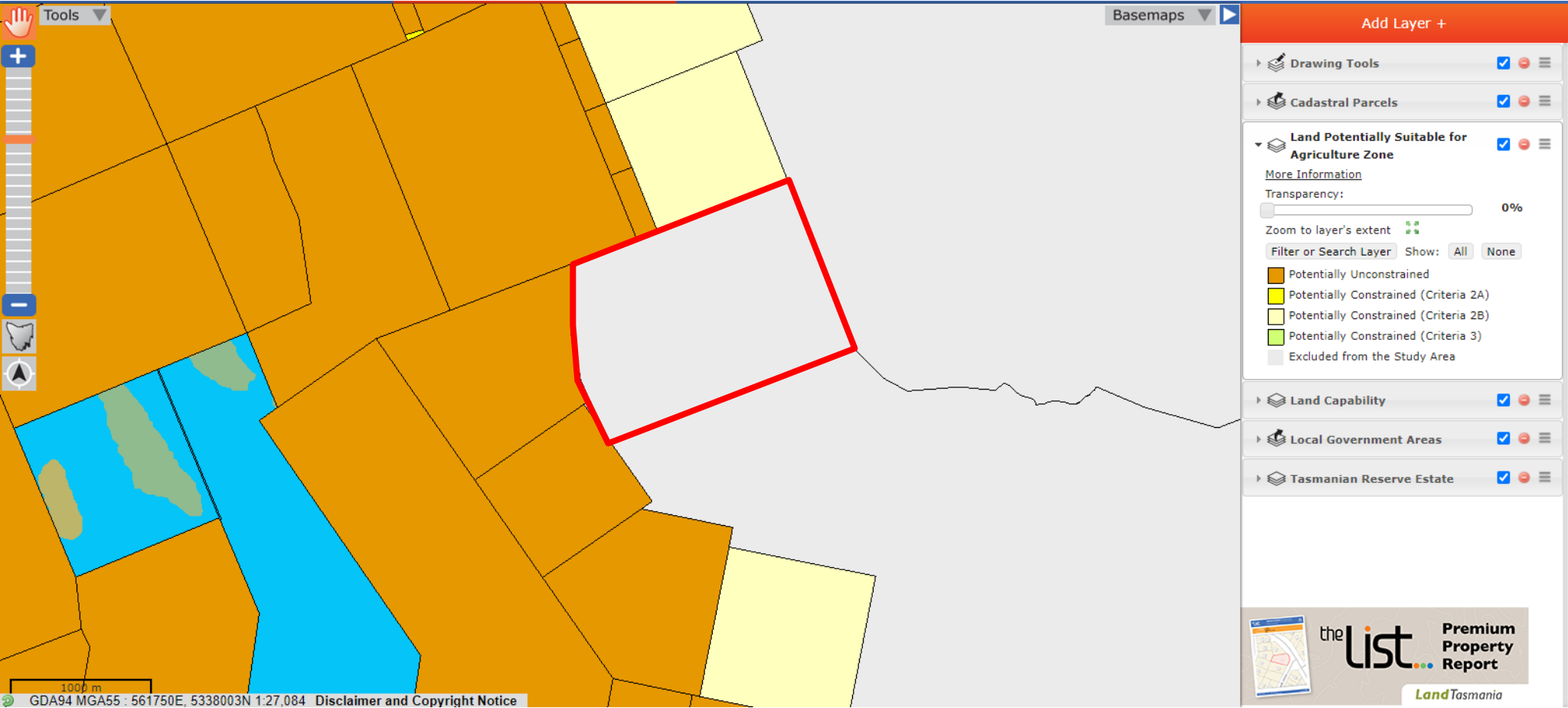
Map 1 – Northern Midlands Draft Zone Map – Zoning of Honeysuckle Road, Tooms Lake PID 6831964 CT 213493/1



Map 2 – ‘Tasmanian Reserve Estate’ Layer



Map 3 – ‘Land Potentially Suitable for Agriculture Zone’ Layer



Map 4 – ‘Land Capability’ Layer

