



# HUON VALLEY COUNCIL

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15 December 2023

Our Ref: 17/82  
Enquiries to: Rong Zheng

Mr J Ramsay  
Delegate (Chair)  
Tasmanian Planning Commission  
GPO Box 1691  
HOBART TAS 7001

Email: [tpc@planning.tas.gov.au](mailto:tpc@planning.tas.gov.au)

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –  
DIRECTION 79**

I write in response to the Commission's directions issued on 30 May 2023.

Direction 79 requested the following information:

Provide an opinion on whether the Rural Zone should be applied to the area that includes and surrounds 9 Constance Road, Cygnet FR 129169/1 (representation 213 Jane and Matthew Lock) and 16 Constance Road, Cygnet FR 109251/1 (representation 142 Jacinta Marr).

If so, the response must provide a list/map/diagram of lots where the Zone should be applied. Furthermore, submit written evidence that registered owners of the land (except for representor 213 Jane and Matthew Lock) would support the application of the Rural Zone to the land.

## Response

The subject lots are zoned Environmental Living under the interim planning scheme. During the preparation of the LPS, the Council determined to transition land zoned Environmental Living into the Landscape Conservation zone. During the hearing process, it was determined that due to the subject lots, including FR's 33359/1, 129170/1, and 52901/1, being substantially cleared of native vegetation, accommodating small scale agriculture use and single dwellings, adjoining land zoned Agriculture in the draft LPS, this cluster of lots can appropriately be zoned Rural.

The affected landowners were contacted on 29 November 2023. The owner of FR 33359/1 supported the application of the Rural Zone. The owner of FR 129170/1 was uncontactable.

The owner of FR 52901/1 agreed with the application of the Rural Zone. The owner of FR 109251/1 supported the application of Rural Zone.

If you would like to discuss this matter further, please do not hesitate to contact Rong Zheng direct on 6264 9467.

Kind Regards

A handwritten signature in blue ink, appearing to read 'Rong', with a stylized flourish at the end.

**RONG ZHENG**  
**PROJECT MANAGER – STRATEGIC LAND USE**