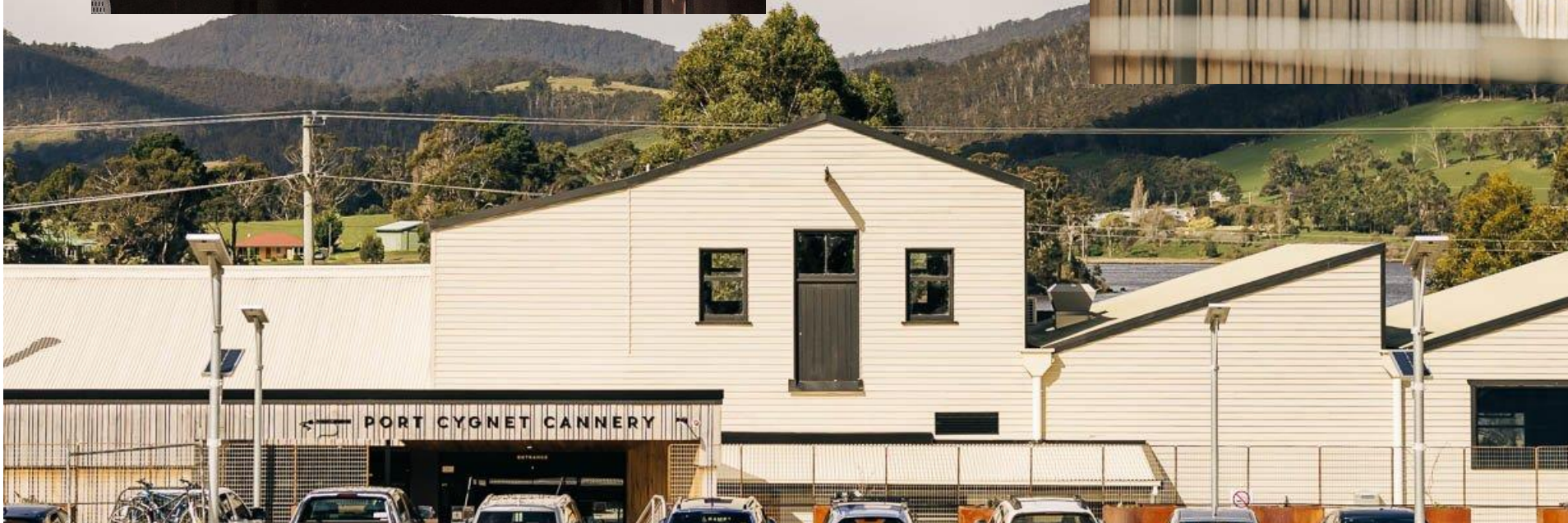


Tasmanian Planning Scheme—Huon Valley Local Provision Schedule

Hearings April 2023

Port Cygnet Cannery Restaurant

OBO: Adam Crane



Location

Port Cygnet Cannery

46 Lymington Road

60 Lymington Road



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Proposed Zoning LPS-HUO-TPS
LPS should provide for existing
established uses.



Port Cygnet Cannery

- Restaurant and function centre
 - Hemp Processing Facility
 - Coffee Roasters
 - Winery
 - Contractors Shed
-
- Millions of dollars invested, carparks constructed, stormwater treatment systems and infrastructure installed, accesses built, abandoned rundown unrepairable buildings removed, interpretation created, events and functions held, and thousands of meals served.
 - Table 20.2 and the Use Standard for Discretionary Uses 20.3.1 within the Rural Zone, virtually prohibit the existing and intended future uses of the Cannery from occurring or being approved.



Site Specific Qualification

- It is proposed to insert the following site-specific qualification into table 20.2 of the TPS HUO:
- (a) Food Services (Permitted) If at 46 and 60 Lymington Road CT 164743/3 or CT 164743/1.
- (b) General Retail and Hire (Permitted) If at 46 and 60 Lymington Road CT 164743/3 or CT 164743/1. 4.
- This would be in substitution of the Rural Zoning provisions; this would be in accordance with s32(4)(c) of the *Land Use Planning and Approvals Act 1993*..

TASMANIA FANCY APPLES

- A site-specific qualification can be approved if it satisfies 32(4)(a) of the Act, *significant social, economic or environmental benefit to the State, a region or a municipal area*; or
- The Cannery has been developed as a function centre, restaurant, retail outlet, as one of the largest stand-alone function centres in the Huon Valley.
- Restaurant highlighting the quality of primary produce principally from the region
- rating as a Community Hub for events
- Visitor interpretation centre of the Huon Valley's agricultural history.
- The Cannery employed over 700 people during its peak
- Processed apples and fruit for export across the world
- Cannery provides significant social and economic benefit to the Huon Valley Council and has repurposed an existing heritage asset of the Valley.
- (b) *a site which has particular environmental, economic, social or spatial qualities that requires a unique approach to the planning controls.*
- SSQ would remove "discretion" and enable the Cannery to continue to evolve and develop.
- The use and development which may result from the SSQ would be limited to Food Services and General Retail and Hire
- The SSQ would expand an existing strategic asset within the Huon Valley Municipal Area, which would be limited or prohibited under the TPS HUO without any resulting significant impact upon surrounding properties.



(3) Without limiting [subsection \(2\)](#) but subject to [subsection \(4\)](#) , an LPS may, if permitted to do so by the SPPs, include – (c) a site-specific qualification, being a provision, or provisions, in relation to a particular area of land, that modify, are in substitution for, or are in addition to, a provision, or provisions, of the SPPs.