



23 June 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 1**

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

Direction 1 requested the following information:

In relation to representations 112 and 377 (land at Mountain River):

- a diagram showing the planning authority's recommended application of Rural Living Zone B to that land identified in the section 35F report, including consideration of land at 754 Mountain River Road, Mountain River (folio of the Register 27866/1) and whether the Rural Living Zone, with appropriate sub zone, should apply;
- street addresses and title details for all land identified in the diagram; and
- contact details for all affected landowners (including postal addresses and email addresses, if available).

It is the intention of the Commission to contact affected landowners to seek their views in relation proposed zoning changes.

Two diagrams (one with base map and one without) showing the planning authority's recommended application of Rural Living Zone B to that land identified in the section 35F report are attached separately.

**Consideration of 754 Mountain River Road, Mountain River (CT 27866/1)**

This site is currently zoned Rural and is identified in the draft LPS to be zoned Landscape Conservation. The 35F report identifies the land currently zoned Environmental Living in this area to be zoned Rural Living Area B; this leaves the subject 6.3 ha parcel of land isolated from any other land zoned Landscape Conservation. The Commission has therefore requested consideration of this parcel being zoned Rural Living.

A substantial portion of lots is of a size typically associated with a rural-residential lifestyle – 26% of lots are between 1 ha – 10 ha in the Huon Valley and nearly 50 % of dwellings are still being approved outside of the settlement areas. Given these statistics expanding the Rural Living zone beyond existing Rural Living and Environmental Living zoned land needs to be done on a municipal wide basis rather than an ad-hoc, site by site basis, to ensure compact settlements are achieved and the fettering of agricultural use and development is minimised. The strategic analysis of the Rural Living zone forms part of the Huon Valley Land Use and Development Strategy, which is currently being prepared. Accordingly, it is opined that at this time, 754 Mountain River Road, Mountain River (CT 27866/1) should be in the Rural Zone under the Huon Valley LPS.

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' followed by a stylized flourish.

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







# Direction1-Rural Living Zone B