



24 July 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

Dear Mr Ramsay

**RE: DRAFT HUON VALLEY LOCAL PROVISION SCHEDULE (LPS) – LPS-HUO-TPS –
DIRECTION 11**

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

Direction 11 requested the following information:

In relation to representations 176 and 177 (land at Hastings and Southport):

- a diagram showing the:
 - o planning authority's recommended application of Rural Living Zone D to that land identified in the section 35F report; and
 - o inclusion of 218 Hastings Caves Road, Hastings (folio of the Register 43915/1) within that diagram, to show a split zone between the Landscape Conservation Zone and the Rural Living Zone D. The zone boundary is to align with the northern title boundary of adjoining land at 220 Hastings Caves Road, Hastings (folio of the Register 24636/1);
- advice in relation to the attributes upon which zone boundaries have been determined;
- 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.

Response

A diagram showing the planning authority's recommendation is provided on separated file.

The subject lots including 218 Hastings Cave Road, Hastings (CT 43915/1) are currently zoned Environmental Living. The Environmental Living zone has not been carried over to the State Planning Provision's. The 35F report identifies titles adjoining and in proximity to 218 Hastings Cave Road, Hastings (CT 43915/1) to go into the Rural Living zone D. The attributes of this cluster of lots that have influenced the application of the Rural Living zone D include that the lots are substantially cleared of vegetation, do not form part of a large bushland area or large area of native vegetation, the size of the lots and the use of the lots generally being single dwellings and/or with small-scale farming operations.



Direction 11: Cadastral boundaries for FR 43915/1 shown with pink outline – blue identifying split zone boundary.

Street addresses, title details and contact details

Rep	Title	Note	Street Address	Postal Address	Email
	43915/1		██████████ ██████████ ██████████ ██████	██████████ ██████████ ██████████ ██████████	██████████ ██████
176	24636/1	S35F	██████████ ██████████ ██████████ ██████	██████████ ██████████ ██████████ ██████████ ██████████	██████████ ██████

176	46085/1, 46086/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
176	243171/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
176	151824/1	S35F	[REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
176	62552/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
176	238754/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
176	168313/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED]
176	16585/8	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED]	
176	44833/4	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
176	105129/1	S35F	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	

176	46085/1, 46086/1	S35F	[REDACTED]	[REDACTED]	
176	46083/1	S35F	[REDACTED]	[REDACTED]	[REDACTED]
176	168312/1	S35F	[REDACTED]	[REDACTED]	
176	151824/2	S35F	[REDACTED]	[REDACTED]	[REDACTED]
176	122965/1 105129/1	S35F	[REDACTED]	[REDACTED]	
176	14937/1	S35F	[REDACTED]	[REDACTED]	

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

Kind Regards



RONG ZHENG
PROJECT MANAGER – STRATEGIC LAND USE