

**From:** "James Boyce" <jamesboycebooks@outlook.com>  
**Sent:** Thu, 26 May 2022 14:40:04 +1000  
**To:** "hvc@huonvalley.tas.gov.au" <hvc@huonvalley.tas.gov.au>  
**Subject:** Draft Huon Valley Local Provisions Schedule  
**Attachments:** Letter HVC Draft Huon Valley LPS.docx

Please find attached a written representation to the General Manager concerning the Draft LPS  
Many thanks  
(Peter) James Boyce

The General Manager

Huon Valley Council

26 May 2022

Reference Draft Huon Valley Local Provisions Schedule

Dear Mr Browne,

I am writing to make a representation in regard to the draft Local Provisions Schedule of the Tasmanian Planning Scheme in relation to my block of land in Lucaston, Title Reference 41338/1

I believe that the block of land is incorrectly zoned Landscape Conservation in the Draft TPS and that it is more appropriately zoned 'Rural Living'.

Most of this land was until the 1980s rough pasture. The grass can still be seeing growing underneath the regrowth timber. The barbed wire border fencing (including against the long boundary to Baker Creeks Road) is also still evident. Almost all the trees, particular in the lower half of the block, are less than 40 years old, with most considerably younger than that.

The block has a 5 to 10 acres of largely level land below where the current outbuildings now are - where the soil is deep and the grass grows well.

I had planned to conduct a small scale farming pursuits in this area of land in accordance with its historical use.

This would be facilitated by the fact that my block has a benefiting easement with the right of carriage way (B309989), and a benefiting easement together with rights over the pipeline and pump easement (B450060) through the property on the other side of Bakers Creek Road down to Bakers Creek included on the title, meaning that water could potentially be piped from the creek.

That these rights were granted highlights that title 41338/1 has always been considered for agricultural use.

The block neighbouring mine, title 9295/1, which is of similar size, has the same vegetation cover, less road frontage and less level land, is zoned rural living. There seems no reason why this zoning should apply to that block and not to mine. A block at the rear, 135308/3, also has similar vegetation and is also zoned rural living.

The priority vegetation reports of these blocks show, like mine, some areas of *eucalyptus globulus* wet forest. But the lower (or Bakers Creek side) of my block has very few blue gums older than forty years. They are almost all young trees. There are more older trees on steep land higher up which will never be disturbed. This vegetation pattern is not primarily because of the history of logging in the area, but because the block had been cleared for pasture. There are still residents in Bakers Creek Road, who recall when it was used for cattle. My understanding is that this only ceased in the 1980s.

My block has a particularly long frontage to Bakers Creek Road. This road changes in character as it moves from the creek higher up into the bush. Along the creek, the zoning is largely rural or rural living because of its history of agricultural use. Most of my block is geographically and historically not part of the higher undeveloped bush country but the lower farmed area. Much of the pasture has been covered in regrowth in recent decades but the evidence of the former land use clearly remains.

I believe that because of the lower half of the block, which has level land, long road frontage and water access from Bakers Creek, my land should be zoned rural living like the neighbouring block. This would have no impact on other property owners, or threatened vegetation. The higher parts of the block are inaccessible and steep and would never be cleared again, protecting landscape values.

Thankyou for considering this matter.

Yours Sincerely

Peter James Boyce

[jamesboycebooks@outlook.com](mailto:jamesboycebooks@outlook.com)