

From: "Evan Boardman" <evan@e3planning.com.au>
Sent: Mon, 30 May 2022 15:21:22 +1000
To: "'Huon Valley Council'" <hvc@huonvalley.tas.gov.au>
Cc: "'Ian hall'" <ianonmars@gmail.com>
Subject: Port Cygnet Cannery Submission Huon Valley LPS
Attachments: Cygnet Cannery TPS HUO 220530.pdf

Please find attached a submission on the Huon Valley LPS.

Regards

Evan

Evan Boardman
B.Econ, B, Sci (Hons), Grad Dip URP
Ph: 0438 376 840
PO Box 58 SOUTH HOBART TAS 7004
<https://e3planning.com.au/>



ENVIRONMENT
SUSTAINABLE
DEVELOPMENT
ECONOMICS



30 May 2022

General Manager
Huon Valley Council
40 Main Street
HUONVILLE TAS 7109

RE: Submission Draft Huon Valley Local Provisions Schedule 46-60 Lymington Road Cygnet – Port Cygnet Cannery

Please accept this correspondence as a submission on the Draft Huon Valley Local Provision Schedule of the Tasmanian Planning Scheme (TPS HUO). The submission is lodged on behalf of the owners of the Port Cygnet Cannery 46 and 60 Lymington Road Cygnet (the Cannery).

The submission seeks to insert a Site-Specific Qualification (SSQ) to provide for the existing and intended future uses.

The location of the Cannery is shown in figures 1-4 and the Cannery is zoned Rural Resource under the *Huon Valley Interim Planning Scheme 2015* (the Interim Scheme) as shown in figure 5 and is proposed to be zoned Rural under the TPS HUO as shown in figure 6. The Cannery was previously zoned Industrial under the *Port Cygnet Planning Scheme 1988* (Old Scheme)

The Cannery is approximately 500m to the south of the centre of Cygnet.





Figure 1: Property Location



Figure 2: Property location showing existing and proposed uses



Figure 3: Property Location CT 164743/1 46 Lymington Road



Figure 4: Property Location CT 164743/3 60 Lymington Road

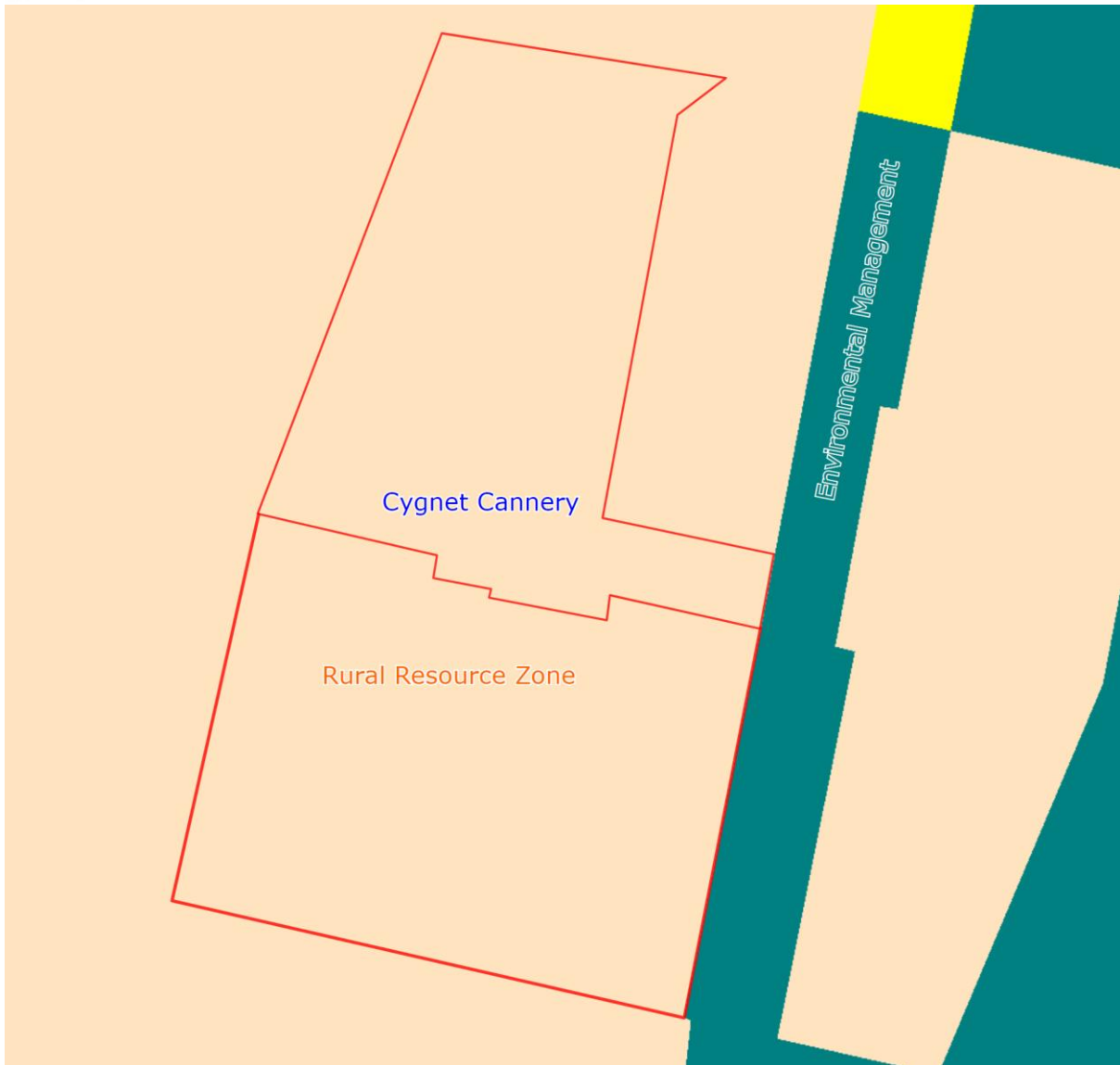


Figure 5: Zoning Huon Valley Interim Planning Scheme 2017



Figure 6: Proposed zoning under the TPS HOU

Several overlays are proposed to be placed over the Cannery under the TPS HOU, these are similar those existing and include.

- Scenic Protection Code – figure 7
- Bushfire Prone Areas Code – figure 8
- Natural Assets Code – Waterway and Coastal Protection – figure 9

Any future use and development on the Property would need to satisfy these codes. The Property is not subject to the Coastal Inundation Hazard Code, Coastal Erosion Hazard Code.

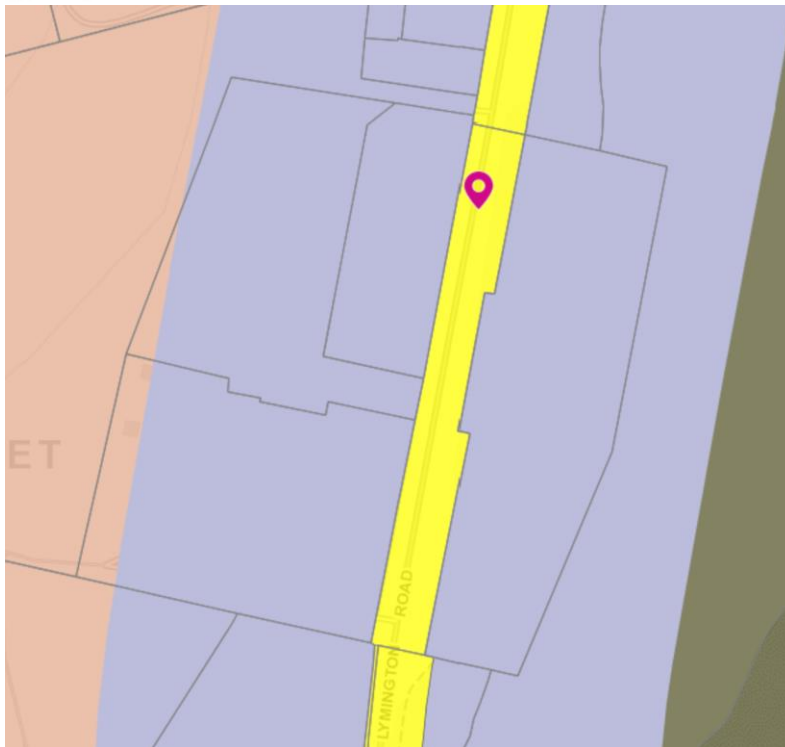


Figure 7: Scenic Protection Code

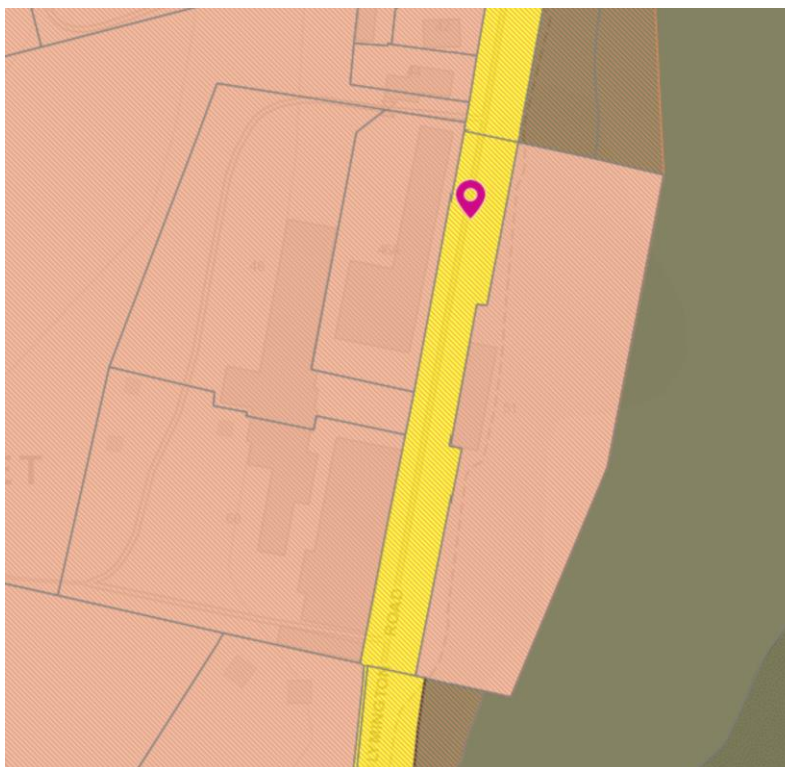


Figure 8: Bushfire Prone Areas Code

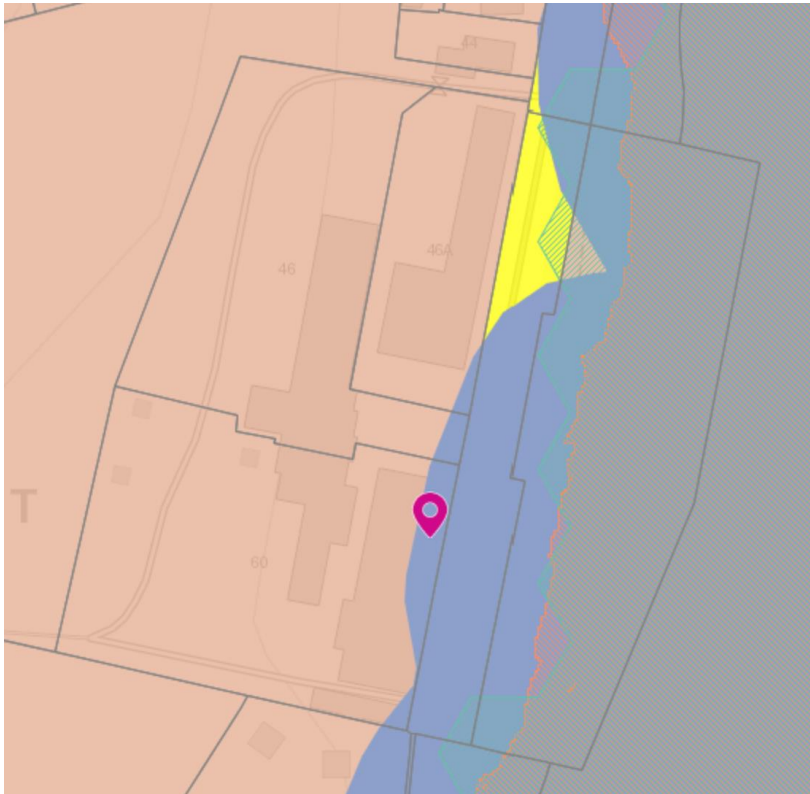


Figure 9: Natural Assets Code Waterway and Coastal Protection

Existing Use and Development

No agricultural activities are undertaken on the Cannery, and none have been undertaken since the land was first used and developed as a fruit cannery. It is unrealistic to consider that agricultural or rural uses would ever be undertaken at the Cannery.

All uses undertaken at the Cannery now and expected are listed and classified in table 1.

Existing & Future Use	Use Classification
Restaurant	Food services
Winery	Resource Processing/food services
Biltong production	Resource Processing
Coffee Roasting	Resource Processing
Function Centre	Community Meeting and Entertainment/Food Services
Market	Community Meeting and Entertainment/General Retail and Hire
Hemp Processing	Resource Processing

Table 1: Existing and expected uses.

Area

46 Lymington Road is approximately 0.7ha in area and 60 Lymington Road is 0.8ha – **Total 1.5ha.**

History

The Cygnet Cannery was first constructed in the 1940's. In 1938 a group of apple farmers around Cygnet were frustrated at how hard it was to make a living off the land. The prices they were being offered by private processing companies were below the cost of production. They decided it was time for action and called a public meeting at Cygnet Town Hall. The government of the day told the meeting that if 100 farmers each put in 10 pounds, they would help them to finance their own processing facility. Within 3 days 100 farmers had agreed and the Cygnet Co-operative Canning Society was born! In its first year the Canning Society paid its farmers double what the private processors had paid.

Following the collapse of apple prices in the 1970's 1980's the Cannery ceased operations and was used principally for storage.

In 2015 a development application for the Port Cygnet Cannery Restaurant was lodged with Huon Valley Council (the Council).

Since this time the Port Cygnet Cannery has been developed as a hub of interconnected food, beverage, and agriculture related businesses, established with the local community in mind, a social enterprise with a strong sense of purpose. Figures 10 and 11 shows in the interior appearance of the Cannery, figure 12 shows the signage on the outside of the Cannery.



Figure 10: Port Cygnet Cannery Restaurant

The Cannery encourages and supports small farm agriculture and related producers by supporting their people, products, and businesses. To date the Cannery has been used and developed for

- Restaurant and function centre – principally selling produce from the region
- Hemp Processing Facility
- Coffee Roasters
- Winery
- Contractors Shed



Figure 11: Cannery restaurant interior



Figure 12: Port Cygnet Cannery signage

Site Specific Qualification

It is proposed to insert the following site-specific qualification into table 20.2 of the TPS HUU.

Food Services (Permitted)

If at 46 and 60 Lymington Road CT 164743/3 or CT 164743/1.

General Retail and Hire (Permitted)

If at 46 and 60 Lymington Road CT 164743/3 or CT 164743/1.

Strategic Justification

There is no question as to whether it is appropriate for the uses to be located on the land of the Cannery, as the uses are established albeit under the Interim Scheme. Millions of dollars have been invested, car parks 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.

The issue is that use 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.

The Cannery is a strategic asset to the Municipality as it has reimagined a once abandoned industrial agricultural facility and turned it into an entertainment hub for the Cygnet Community and the Huon Halley. It provides employment and a career pathway for many people and a creative outlet to artisans and producers.

The SSQ seeks to recognise the importance of the Cannery within the TPS HUU, rather than relying upon the limited provisions under the State Planning Scheme which would limit this use.

The uses as listed within Table 1 are currently permitted and discretionary under the TPS HUU, however they are only permitted:

If associated with Resource Development or Resource Processing. (table 20,2)

They are also discretionary but only if

must require a rural location for operational reasons. (clause 20.3.1P1).

It would be difficult if not impossible to demonstrate that the existing and proposed uses as listed in table 1 could satisfy this performance criteria. Any development application would be costly to prepare without any guarantee that it would be approved by Council.

The proposed SSQ would remove this discretion and would 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, which are already provided for within the Use Table, albeit in a more constrained manner.

Potential Impact upon Adjacent Properties

The land to the northeast was previously part of the original cannery and has been developed for the arts and as creative studios. No impact would result from the SSQ upon this property.

Land to the north and west is used for grazing of animals and the steepness of the land means that it is unlikely to ever be developed for intensive horticulture.

The food services and resource processing uses are already existing on the Cannery and no further impact upon adjacent properties would be expected to result from the introduction of the SSQ.

Conclusion

The SSQ would provide for the expansion of an existing strategic asset within the Huon Valley Municipality which would be limited or prohibited under the TPS HVO without any resulting significant impact upon surrounding properties.



If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email evan@e3planning.com.au.

Regards

Evan Boardman
Grad Dip URP, B ScEnv, B Econ MEIANZ

