

From: "P & J Coad" <pc077939@bigpond.net.au>
Sent: Sun, 29 May 2022 21:04:25 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Subject: re -Zoning objection
Attachments: land zone jenny.docx

To the General Manager

Pleased find attached formal objection to the re-zoning of my property PID 7255196

Regards

Jenny and Paul Coad

The General Manager
Huron Valley Council
40 Main Street
Huronville Tas 7109

Re reference - Huron Valley Local Provisions Schedule. Property ID 7255196 CT 26525/1

Dear Sir

I wish to lodge a formal objection to the current planning provisions of my property ID 7255196 CT 26525/1.

The proposed zoning is Rural and we wish to have your Councils consideration of changing the Zoning to Rural Living A.

The property has had subdivisions approved by Council that makes Rural inappropriate under the current circumstances. We are currently proposing boundary adjustments that are currently considered more appropriate to the Rural Living Zone A.

The Rural Living Zone A is consistent with good planning principles in not fragmenting the current uses of the property and our intended uses to undertake boundary adjustments in accordance with the Rural Living Zone A.

The change zoning to Rural will compromise the future development and current uses of the said property. The more compatible and sustainable Zone of Rural Living is more appropriate. This zone is also consistent with the current uses of the property and future expansions and uses.

Issues

- The property is impactable for Rural as it does not meet the 40-hectare minimum requirement.
- Also, there are issues with PID 7255217, 1492393,5852149, All these lots are to be zoned Rural and all are under the minimum requirement of 40 hectares. All these lots have dwellings established and are of insufficient size for Rural uses. They would be of no sustainable value in the application of rural uses. Even if they were all combined, they will not meet the 40-hectare requirement.

Strategically changing my property PID 7255196 to Rural Living A, is very good planning and meets the needs and requirements of the Rural Living Zone. It also provides strategically the opportunity for Council to plan for the extension of residential uses into a zoning that is compatible with the adjoining properties.

Justification for Rural Living Zone

- **To provide for residential use or development in a rural setting where:
(a) services are limited; or (b) existing natural and landscape values are to be retained.**

By changing to Rural Living A zone, all natural landscape values can be retained. There is no vegetation to be removed, if further residential development was to occur. There is no impact on wildlife or other environment considerations.

Rural Living A zone enables the existing uses of the property recognising the limited services of natural availability of the water supply. The application of the Rural zone is not possible without the water supply to make it viable. Town water supply is not available for sustainable rural purposes.

The Rural Living A Zone will enable greater management of conflicts in land use management issues.

I would therefore formally request you consider changing the zone to Rural Living A. This zoning is compatible with the previous zone and uses of the property. Changes proposed will have serious consequences for the intended uses of the property.

We believe the proposed Zoning of Rural will have impact on the amenity and current uses by the current owners and intended owners in the future.

The proposed zoning of Rural has the potential to seriously de-value the sale value of the property and intended uses.

I hope you are able to give favourable consideration to our request and I look forward to you early reply.

Yours Faithfully

Jenny and Paul Coad

Date 29/5/2022

