

From: "Ian KIRTON" <ian.kirton@gmail.com>
Sent: Mon, 30 May 2022 12:53:49 +1000
To: hvc@huonvalley.tas.gov.au
Cc: "Ian Kirton" <imk787@mac.com>
Subject: Draft Huon Valley Local Provisions Schedule Ref:3088685
Attachments: IKIR:30MAY2022:Huon Valley Council Letter.pdf, IKIR:30MAY2022:Property Field Plan.pdf, IKIR:30MAY2022::Letter of No Objection.pdf, IKIR-30MAY-2022-Aerial View.pdf, IKIR:30MAY2022:CustomerNotice_66308x4014.pdf

The General Manager, Huon Valley Council,

Dear Sir,

I wish to lodge my objection to the new zoning of my property at Lot 1, Huon Highway, Castle Forbes Bay.

Please see the attached documents outline my objection.

Thank you,

Ian Kirton

IAN MICHAEL KIRTON

30 May 2022

Ref: 3088685

Lot One, Huon Highway, Castle Forbes Bay
Huon Valley, Tasmania

The General Manager
Huon Valley Council

Dear Sir or Madam,

I respectfully request to lodge my concern about the re-zoning of my Castle Forbes property from Rural Resource to Rural. While I appreciate that the Council has undertaken this re-zoning as directed by the Tasmanian Planning Commission, I find that the interests of Land Owners, such as myself, have not been given sufficient weight in the Councils deliberations.

My major concern is that I believe the property should have been listed in either the Low Density Residential or the Rural Living Zones and not in the more restrictive Rural Zone.

The land is too small for viable farming and is bordered on both sides by other residential houses. The land has a difficult entrance from the Huon Highway that would disrupt traffic flow if used for any other purpose than as a home. It truly is not viable for any other purpose than as residential.

My intention in purchasing the property in 2016 was to build a small, environmentally sensitive home for my retirement years. To that effect I hold a Letter of No Objection from the Council to my building a home on the property. That letter was issued on the 29th August 2016. If the Council can give me a written assurance, similar to the previous letter, that I may still build a home on the property, then I will be satisfied.

I also note that the formal letter advising me of the changes was written on the 3rd May 2022 but not emailed to me until the 17th May 2022. This unexplained delay has means that I have been unable to engage with the appropriate legal or planning counsel to address the re-zoning on my behalf. I would like to retain the right to have my concerns raised with the council or at the Tasmanian Planning Commissions hearing, should I feel it necessary in the future.

Should you have any questions or comments please email me or call one of my Hong Kong telephone numbers.

Yours sincerely,



Ian Kirton

- Attached:
1. Property Field Plan
 2. Letter of No Objection
 3. Screenshot Aerial View
 4. Customer Notice

IAN MICHAEL KIRTON

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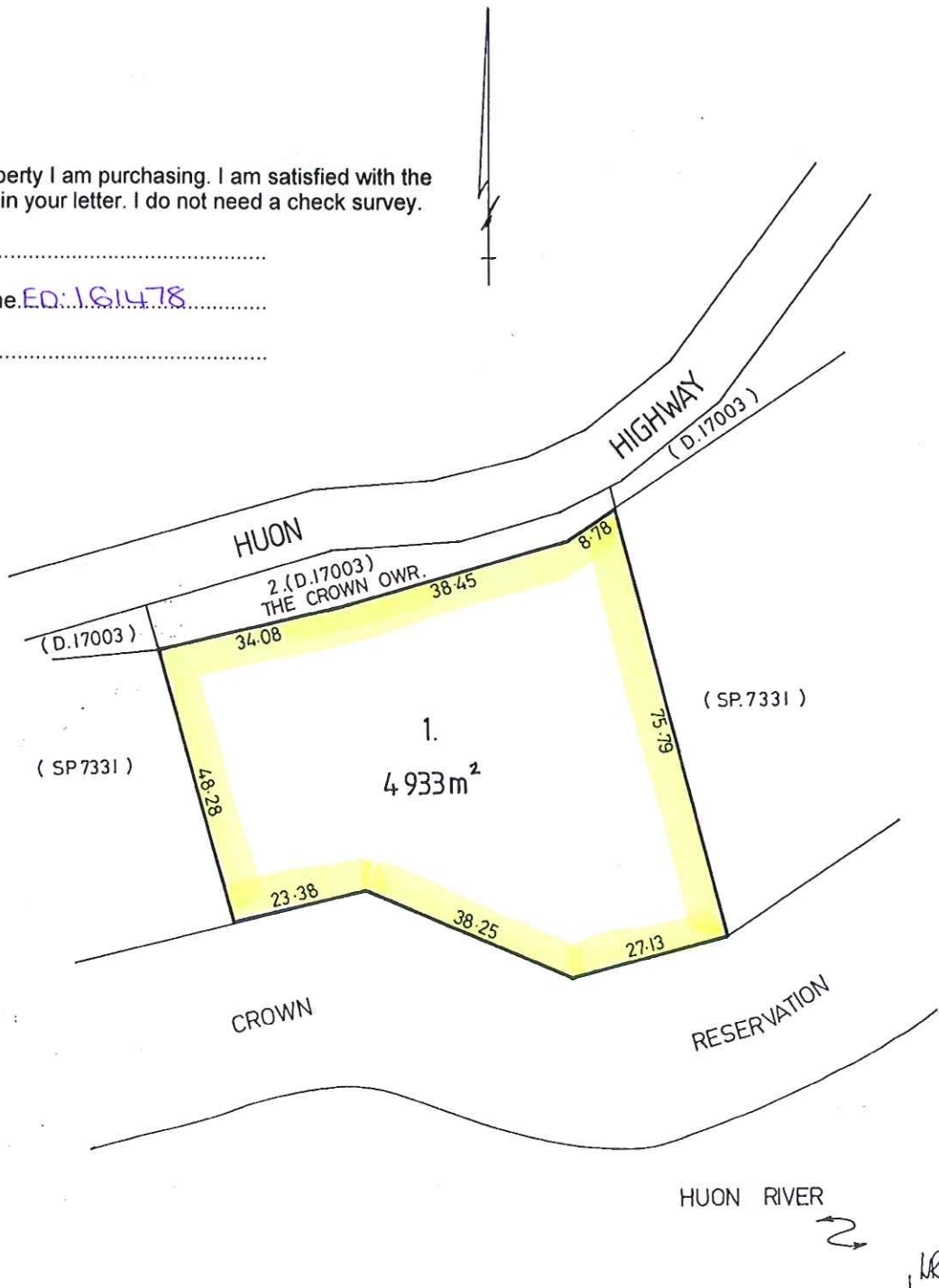
Owner:	<p>PLAN OF TITLE of land situated in the KENT HONEYWOOD COMPILED FROM D.17003, SP.7331</p> <p>SCALE 1: 750 MEASUREMENTS IN METRES</p>	Registered Number: D.46992
Title Reference: C.T. 3501-47		Approved.....
Grantee:		Recorder of Titles

This is the property I am purchasing. I am satisfied with the matters raised in your letter. I do not need a check survey.

Signed.....

File No. & Name. ED: 161478.....

Dated.....

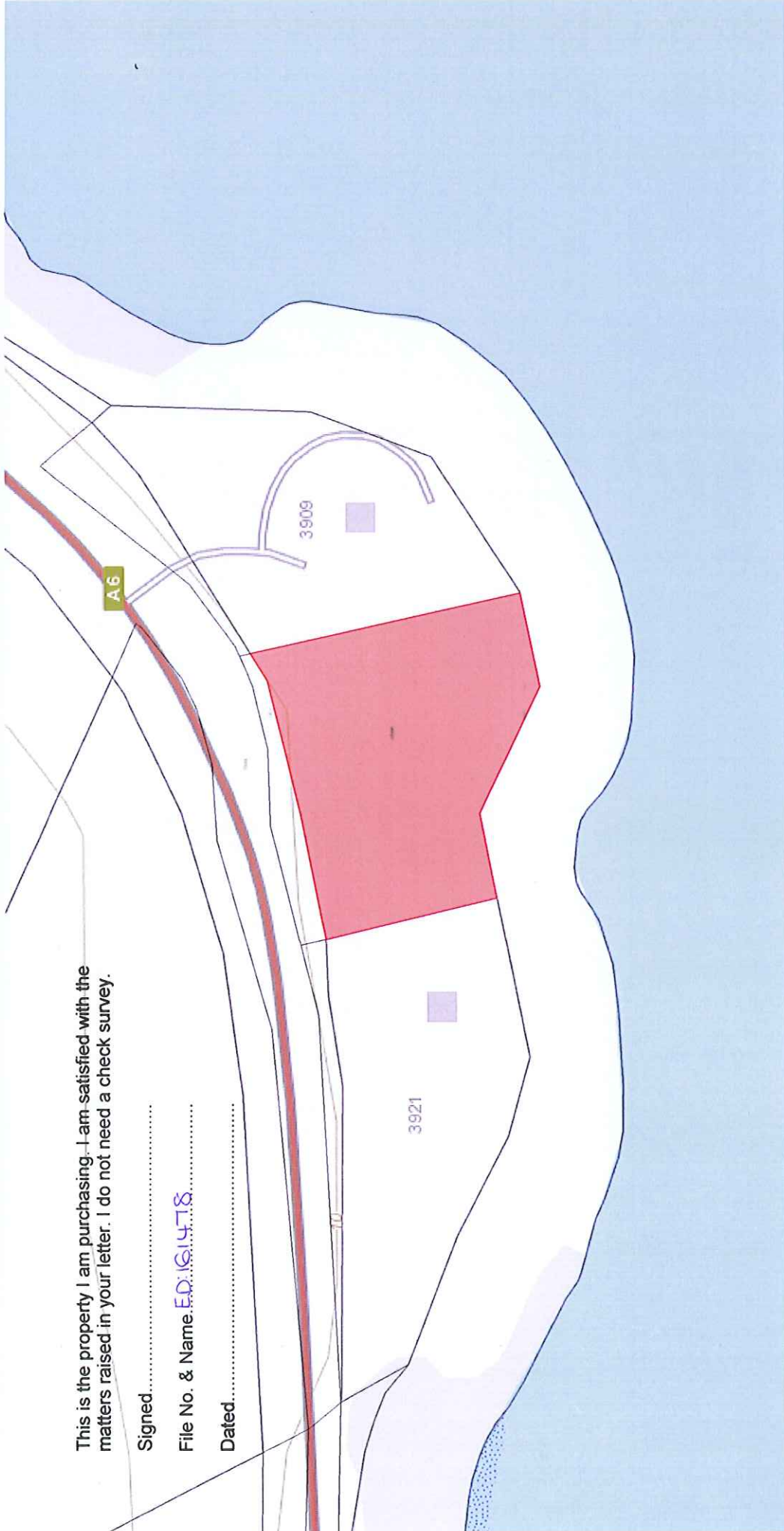


This is the property I am purchasing. I am satisfied with the matters raised in your letter. I do not need a check survey.

Signed.....

File No. & Name. ED: 61478.....

Dated.....



From: Kelly Thorp [mailto:kthorp@huonvalley.tas.gov.au]
Sent: Monday, 29 August 2016 3:55 PM
To: paul@taspr.com.au
Subject: CT-46992/1

Hi Paul,

Thank you for your enquiry.

I can confirm the property at (PID - 3088685 & CT - 46992/1) Huon Highway, CASTLE FORBES BAY is a rural resource zoned property. Although a dwelling appears in the table of use (Huon Valley Interim Planning Scheme 2015) as possible, any development would require to go through a discretionary planning application process, which involves being publicly advertised in the Mercury and on our website for 14 days. A discretionary application means I cannot absolutely guarantee Council approval, however in saying that I have not yet seen an application denied. Please note discretionary planning applications make up around 95% of all our planning applications, even in Residential or Village zoned properties. If you require any further information please let me know.

Kind regards,

Kelly Thorp
Customer Service Officer

Phone 03 6264 0300 | **Fax** 03 6264 0399

Address 40 Main Street, Huonville

Email kthorp@huonvalley.tas.gov.au | **Web** www.huonvalley.tas.gov.au



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Mr I M Kirton
South Lantau
Lantau Island, House 18B
Shui Hau Village
HONG KONG, CHINA

Our ref: 3088685

3 May 2022

Dear Sir/Madam

RE: PLANNING CHANGES: EXHIBITION OF THE DRAFT LOCAL PROVISIONS SCHEDULE OF THE TASMANIAN PLANNING SCHEME ENDING 31 MAY 2022

The Tasmanian Government is reforming the State's planning system by introducing a single planning scheme for the State – the Tasmanian Planning Scheme (TPS).

The TPS consists of two primary components, State Planning Provisions (SPPs) and the Local Provisions Schedule (LPS). The draft LPS indicates how the SPP (zones and codes) are proposed to apply to each parcel of land in the Huon Valley. The Huon Valley Draft LPS (draft LPS) is being exhibited from 24 January 2022 to 31 May 2022. The public exhibition of the draft LPS is the primary legislated consultation process with local stakeholders and community members prior to the assessment process by the Tasmanian Planning Commission (TPC).

The current and proposed zone for your property:

Title Reference	Interim Planning Scheme	Tasmanian Planning Scheme
46992/1	Rural Resource	Rural

You can find additional information on the zone and codes proposed for your property or area of interest by using the online draft LPS Portal which can be accessed from either the ['Have Your Say'](#) or ['Tasmanian Planning Scheme'](#) pages on the Huon Valley Council (HVC) Website. Information on how the zones are to be applied to properties is set out in the TPC's [Section 8A Guideline 1 LPS Zone and Code Application](#). The zone and code provisions and uses for each zone are contained in the State Planning Provisions. It is important to note zones in the SPPs that share the same or similar name under the current interim Planning Scheme will have different provisions and uses depending on the nature of the particular zone and you are encouraged to familiarise yourself with these.

If you have concerns or comments on what is proposed in the draft LPS, you can make a representation (submission) during the above exhibition period on the draft LPS (not the SPPs). Information on how to make a representation is on the ['Have Your Say'](#) page of the HVC website. Please refer to the useful ['dos and don'ts'](#) guide and the [Frequently Asked Questions](#) which provide suggestions on how to submit a representation. A suggested starting point is referring to the [Section 8A Guideline 1 LPS Zone and Code Application](#) guideline document that provides relevant information about how the zones and codes are to be applied. We encourage you to explore engaging a suitable consultant for more technical or merit-based planning questions specific to your property or to assist with technical aspects of your representation.

Important websites and direct links:

Name	Web link
State Government Planning Reform Website	https://www.planningreform.tas.gov.au/planning-reforms-and-reviews
Tasmanian Planning Commission Section 8A Guideline 1 Zone and code	https://www.planning.tas.gov.au/assessment-resources/section-8a-guidelines
State Planning Provisions (SPPs)	https://www.planningreform.tas.gov.au/planning/scheme/state_planning_provisions
HVC Have Your Say webpage	https://www.huonvalley.tas.gov.au/consultations/huon-valley-draft-local-provisions-schedule/
HVC Tasmanian Planning Scheme webpage	https://www.huonvalley.tas.gov.au/services/planning-2/tasmanian-planning-scheme/

As a related part of the State planning reform, the State Planning Provisions will be reviewed by the State Planning Office from 2022. As part of this process, the public will be invited to make submissions – further information is on the Planning Reform website (see link above). Please update your electronic contact details with Council to ensure you are notified when this process begins.

For further information, please visit www.huonvalley.tas.gov.au which has extensive Tasmanian Planning Scheme related written and recorded resources.

Yours sincerely



Jason Browne
General Manager