

**From:** "Ian Stanley" <ian.stanley@internode.on.net>  
**Sent:** Mon, 25 Apr 2022 08:03:44 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Subject:** Draft Huon Valley Local Provisions Schedule

General Manager  
Huon Valley Council

**RE: 870 Cockle Creek Road, Recherche**

This representation is being made on behalf of the owners of the above property with their full knowledge in respect to the proposed zoning of the above property under the draft LPS.

The proposed zoning of Landscape Conservation is inappropriate for a privately owned, freehold title given its historic use and current and possible future use. The property has been owned by the same family since 1969. It is used exclusively as a holiday home. The property has been partly cleared and contains numerous introduced flora species including 6-7 very large *Macrocarpa* trees. The trees are also a legacy as well as a marker for the European settlement creating the township of Ramsgate.

The Zone purpose for the Landscape Conservation zone identified in the TPS states:

*22.1.1 To provide for the protection, conservation and management of landscape values.*

*22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

It is illogical to impose a zone on a property to “protect, conserve and manage landscape values” that do not either exist or is only minuscule in the broader context of what is, in this case, the wide expanse of the Southwest National Park that abuts the property.

The zoning of the land to Rural Living is considered more appropriate. The Zone purpose for the zone stated in the TPS is:

*11.1.1 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.*

*11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*

*11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.*

*11.1.4 To provide for Visitor Accommodation that is compatible with residential character.*

The use of the land is more consistent with the zone purpose of the Rural Living Zone. Possible future uses can also be undertaken that are consistent with the zone purpose for this unique location under a Rural Living Zoning.

If Council determines that the Rural Living Zoning is appropriate in its report to the TPC I will on behalf of the owners attend subsequent Commission hearing(s) to support the Council decision.

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