

# INTRODUCTION

## The Huon Valley Municipal Area

The Huon Valley area (municipal area) is the second largest local government area in Tasmania and covers much of the southern part of the State. Extending from the back of the Mount Wellington range, the municipal area encompasses large tracts of World Heritage and National Park areas, with development and settlements confined to the north-eastern corner and eastern coastal areas. To the east, the municipal area shares its boundary with Kingborough Council. To the north and west are the Derwent Valley Council and West Coast Council areas.

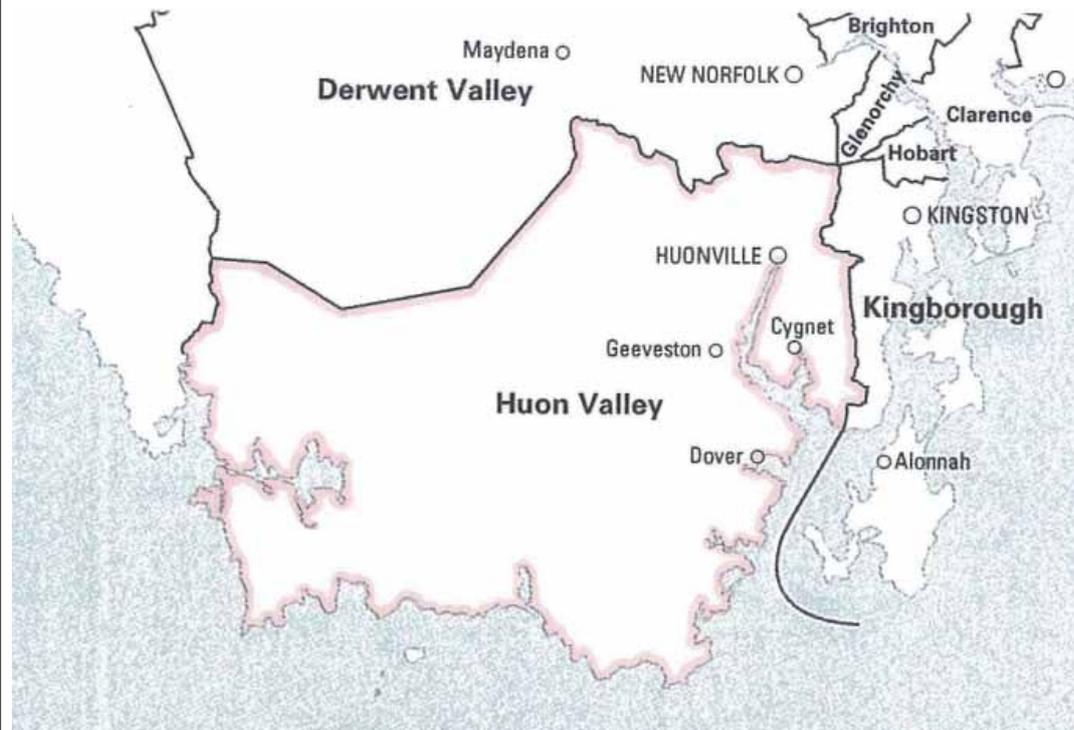


Figure 1: Boundaries

## Background to the Strategy

There are currently three planning schemes that apply to the municipal area: the *Huon Planning Scheme 1979*, *Port Cygnet Planning Scheme 1988* and *Esperance Planning Scheme 1989*. The policy directions contained within those documents are more than 25 years old and they pre-date the amalgamation of the former three Councils into the current Huon Valley Council. A single document containing modern policy directions for the whole Huon Valley is a logical approach for the future.

During the last three years, the Huon Valley Council (the Council) has experienced significant increases in the number of development applications. The existing planning schemes have proven to be somewhat outdated in being able to suitably deal with the type of applications received. Therefore, a new planning scheme needs to be developed to cover the whole Huon Valley municipal area as well as provide policy directions for Council in its Local Government management role. A new planning scheme consists of a Land Use and Development Strategy to set the strategic directions for future land use, an ordinance document to set use and development controls needed to achieve those strategic directions and a set of land use zone maps covering the whole Huon Valley to support the operation of the ordinance document.<sup>1</sup>

<sup>1</sup> The ordinance document component of a planning scheme is traditionally known in Tasmania as 'the planning scheme' and that terminology is retained in this document.

Strategic planning is a continuous and systematic process. This document is therefore a response to resources and systematic analysis of information available at the time of its preparation. It is recognised that in the medium to long term good strategic planning is an iterative process. Review and monitoring will be required to allow the adaptation of this strategy on the basis of any new knowledge.

This document brings together a wealth of information relating to the Huon Valley in order to identify the important values, and also to identify any resource management and planning issues that have the potential to adversely impact upon such values. These values and issues form the basis for identifying the strategic directions that are required to be included in a new planning scheme for the municipal area

## Implementation of the Strategy

This strategy will guide the new Huon Valley Planning Scheme by providing clear direction for the community and all parties with interests in the Huon Valley, including government agencies, land developers, community organisations, servicing agencies and the private sector.

The strategy aims to reflect the needs and expectations of the wide ranging communities of the Huon Valley, to make Council's views clear and to provide certainty for the people who live, work and invest in the area.

It is intended that the strategies and principles within this document will be transferred into the new planning scheme ordinance with minimal alteration as Part A Objectives for Planning, Zone Purpose Statements and Objectives for Standards as termed under the Common Key Elements Template for planning schemes. Throughout this document strategies and principles have been identified within specific boxes under each relevant section. The spatial investigations contained within the strategy relating to land capability and growth boundaries for example will then inform the boundaries for the planning scheme zone maps with possible overlays.

As well as providing a basis for future planning and development control decisions, the strategy is also to be used and referred to by Council in the preparation of its works program and other management responsibilities.

## Strategic Planning Context

### *The Resource Management and Planning System*

The Resource Management and Planning System (RMPS) provides the context for resource management and planning in Tasmania. The overall aim of the RMPS is to achieve sustainable outcomes from the use and development of the State's resources. Planning Schemes provide an important tool for implementing all the policy considerations under the suite of RMPS legislation.

The specific objectives of the RMPS are:

- ▶ To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
- ▶ To provide for the fair, orderly and sustainable use and development of air, land and water; and
- ▶ To encourage public involvement in resource management and planning; and

- To facilitate economic development in accordance with the objectives set out in the above paragraphs; and
- To promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The legislation includes but is not limited to:

- The Land Use Planning and Approvals Act 1993;
- The Environmental Management and Pollution Control Act 1994;
- The State Policies and Projects Act 1993; and
- The Historic Cultural Heritage Act 1995.

### ***Natural Resource Management***

Natural Resource Management (NRM) is the wise management of all activities that use, conserve and/or develop our natural resources including air, water, land, plants, animals and microorganisms, and the systems they form. It is a long-term process that focuses on making balanced decisions together in order to satisfy livelihoods for all.

While the Tasmanian Resource Management and Planning System provides the overarching legislative framework for natural resource management and for planning and development control, NRM integrates the elements of the RMPS and deals with aspects of natural resource management that are not covered by legislation.

NRM is targeted at maintaining and enhancing the Regional natural resource assets, not only for the sustainable use of resources in agriculture, forestry, fisheries, recreation and tourism, but also to maintain their ecosystem services and other values. In Tasmania, the regional approach operates under the *Tasmanian Natural Resource Management Act (2002)*. The Act establishes a framework that includes the Tasmanian Natural Resource Management Council, which advises the Minister on NRM issues; and three regional committees, their main role being to develop and implement an NRM strategy for their region. The Natural Resource Management Strategy for Southern Tasmania outlines the shared vision and strategic framework for the long term management of our natural resources on a regional basis.

This strategy has been developed within this framework and draws upon the Draft Huon Valley NRM Strategy with a view to providing for sustainable development objectives in the planning scheme.

### ***Huon Valley Council Strategic Plan 2002-07***

The Council's Strategic Plan itself is based on sustainability principles and a capital assets model that ensures ongoing investments are made to enhancing and maintaining community assets. It requires the optimum use of available resources and the evidence of this success will be the ongoing health, productivity and well-being of the municipal area in social, economic and environmental terms. This strategy and the new planning scheme have a critical role to play in this regard.

The Strategic Plan outlines a vision for the municipal area, for sustainability value and goal for land use planning:

The vision for the Strategic Plan is:

*Tasmania's Huon Valley, Australia's most southern local government area - a special*

*place where sustainable communities enjoy a prosperous, safe and healthy lifestyle.*

The 'sustainability' value within the Strategic Plan states:

*We value sustainability and will invest in strategies to build up and preserve assets within the Huon Valley that maximise our opportunities for economic, social and environmental sustainability.*

The goal for strategic land use planning within the Strategic Plan is:

*To provide an effective and efficient strategic framework for future sustainable development in the Huon Valley.*

The Strategic Plan also states that the related outcomes that emanate from the implementation of the planning scheme are to be:

*A set of rules which prospective developers and the broader community can clearly understand and which can be implemented in an efficient and effective manner (a seamless, integrated and efficient assessment process).*

*Development is safe and has minimal adverse impact on neighbours and the broader community.*

*Compliance with the legislative requirements of the current planning, building and environmental statutes.*

The Strategic Plan's vision, goals, outcomes and strategies are further refined in the land use vision and directions within this strategy.

*Note: It is understood that the Council's Strategic Plan will shortly be reviewed following a public consultation process. Changes in the overall direction of Council's Strategic Plan that are relevant to land use planning will be followed up in a further review of this Strategy.*