

## Landscape Conservation Zone Facts

An anonymous flyer has been distributed to select residents of the Huon Valley. The flyer refers to Huon Valley Council rezoning selected properties to Landscape Conservation Zone. It uses confrontational language and includes some key inaccuracies, causing undue but understandable anxiety for many residents. This has also resulted in a large volume of calls being received by our Customer Service team. We would like to clarify some of the statements made and provide information for you to make an informed decision on what the Huon Valley Local Provisions Schedule (draft LPS), that will form part of the Tasmanian Planning Scheme (TPS) when finalised, means for you and the places you care about.

### Key inaccuracies to address:

#### 1. “Huon Valley Council is rezoning some of your properties”

Correction summary: All properties within the Huon Valley are being transitioned to the TPS as directed by the Tasmanian Planning Commission (TPC). This part of the State Government’s implementation of a state-wide planning scheme.

#### 2. “Landscape Conservation Zoning will devalue your land or prevent development”

Correction summary: Residential use, Agriculture, Visitor Accommodation, Tourist Associated General Retail and Hire, and Domestic Animal Breeding and Boarding are examples of the range of either permitted or discretionary uses in the Landscape Conservation Zone. Each zone within the TPS has a set of permitted and discretionary uses and assessment provisions which seek to achieve the objectives of the zone. The Landscape Conservation Zone does not aim to render land ‘unusable’, rather “allow for compatible use or development where it is consistent with: (a) the protection, conservation and management of the values of the land”.

#### 3. What can you do?

- The most effective means to raise any comments, concerns, or suggested changes to the draft LPS is to make a formal representation. We have developed an online representation form which includes fields for all information required to make your representation valid. This is located on the LPS [Have Your Say page](#) and we encourage you to read the information included on it.
- One part of the letter we do support is the recommendation to seek professional planning advice if you are concerned or have an interest in making a representation. Including supporting information and strong justification are key to ensure a representation is fully considered by the TPC. Professional planning consultants can assist you with this.
- We have also developed a flow chart to help you navigate the various information sources and find the information relevant to your property. This can be found by [clicking here](#) or by clicking the images on the HVC Tasmanian Planning Scheme or Have Your Say pages.

### Read on for further information:

#### 4. “Huon Valley Council is rezoning some of your properties”

Correction:

- The State Government has taken a policy position to transition all Tasmanian municipal areas and the properties within them to a new state-wide Tasmanian Planning Scheme (TPS). This effectively means all properties across the state will transition to new zones. In some municipal areas this process has been completed.
- It is important to note that while some zones under the State Planning Provisions (SPPs – the document with the provisions for all the zones and codes that make up the TPS) have similar names to those in the Council’s current interim planning scheme, these are still new zones with new use tables and assessment provisions.
- The current interim planning scheme includes an Environmental Living Zone. This zone is not included in the new TPS, with the closest matching TPS zone being the Landscape Conservation Zone. While the name is significantly different, the use table and provisions are comparable. The full zone provisions can be found in the State Planning Provisions (SPPs – the document with the provisions for all the zones and codes that make up the TPS), developed by the State Government, accessible by clicking [here](#) and reading from page 229 onwards.
- We have provided information on the structure of the Tasmanian Planning Scheme. This can be accessed by [clicking here](#).

#### **5. “Selection of specific properties by the Huon Valley Council to be rezoned”**

Correction:

- As mentioned, all properties within the Huon Valley (and across the entire state) are in various stages of transition to the TPS. We are required, as a planning authority, to apply the zones and codes in accordance with [Guideline No. 1](#) and other statutory requirements.
- The planning authority, has been directed by the Tasmanian Planning Commission to exhibit its draft LPS.

#### **6. “What does this mean?”**

Correction:

- As is the case with the current interim planning scheme that applies to the valley, proposed uses, works, and/or development will be assessed against the provisions of the zone applied to the property. [The draft LPS](#), which is the proposed application of the state developed SPPs to the Huon Valley, is currently on exhibition and now is the best time to review what is proposed for your property or a place you care about.
- If you feel there needs to be alterations or other considerations made in respect of the application of the draft LPS to your property or a place you care about, then we strongly encourage you to make a representation during the exhibition period, which ends on the 30<sup>th</sup> March 2022.
- It is important that your representation on the draft LPS includes supporting information and specific justification in accordance with the statutory provisions that apply to the representation process. Information on lodging a representation can be found on the Council’s website ([click here](#)). It is recommended you obtain professional advice and assistance from a planning consultant or other person that has relevant expertise to support the planning issues you propose to refer to in the representation. As Council is the planning Authority, it is not in a position to assist with the preparation of representations.
- The TPC will consider representations after the end of the exhibition process.

#### **7. “Unusable or devalued land?”**

As mentioned, each zone has a set of permitted and discretionary uses and assessment provisions which seek to achieve the objectives of the zone. The Landscape Conservation Zone does not aim to render land 'unusable', rather "allow for compatible use or development where it is consistent with: (a) the protection, conservation and management of the values of the land". Again, if you think this is not applicable to your property, you now have an opportunity to make a representation on this and provide supporting information for your position.

**8. "Building a house, extending an existing house, building a pool etc."**

The zone uses and assessment provisions give a clear indication of what will be permitted and discretionary. Residential use, Agriculture, Visitor Accommodation are all either permitted or discretionary uses in the Landscape Conservation Zone. There are no specific provisions that exclude building a pool, building extensions etc. In summary, the suggestion that these selected uses are excluded in the Landscape Conservation Zone is factually incorrect and has the intent to generate unnecessary public anxiety.