

28 February 2009

Executive Commissioner
Resource Planning and Development Commission
GPO Box 1691
HOBART TAS 7001

Dear Sir

LAUDERDALE QUAY PROPOSAL - REPRESENTATION ON DRAFT IIS

This is a representation on the Draft Integrated Impact Statement (Draft IIS) for the Lauderdale Quay proposal, currently on public exhibition.

I have no special interest in the proposal. This representation is made in a private capacity as a long-term resident of Tasmania who wishes to see sound, strategic land use planning and appropriate development in the State.

My comments are made with reference to a particular aspect of the definition of "sustainable development" in Schedule 1 of the *State Policies and Projects Act 1993* (Objectives of the Resource Management and Planning System of Tasmania). The definition refers to "managing the use, development and protection of resources in a way which enables people and communities to provide for their social, economic and cultural well-being". I appreciate that planning authorities must weigh up all three aspects of well-being, as well as the other objectives of the RMPS, in the consideration of development proposals. In my observation, however, there is usually not enough weight or consideration given to the cultural well-being aspect of sustainable development. This aspect is central to the Lauderdale Quay proposal.

There are various definitions of culture, but an appropriate one for land use planning purposes is "the customs, ideas, values, etc of a particular civilisation, society or social group, especially at a particular time" (*Chambers Compact Dictionary*, 2005).

The Draft IIS makes scant reference to cultural well-being. It acknowledges that the Lauderdale Quay would be unique to Tasmania as there are presently no other marina housing developments here (Executive Summary, page VI), but the cultural implications of this are not explored. The cultural implications are in fact very significant.

Marina housing developments are normally associated with warm climates and with regions like Queensland. They fit well with such places because of the predominantly outdoor lifestyle and popularity of aquatic activities. They do not fit well with Tasmania's climate and lifestyle, and so there has been no perceived need or desire for them amongst the people of Tasmania. There has not been a plethora of applications to Tasmanian councils for such developments. It is notable that a mainland company and not a local company has proposed the Lauderdale Quay development.

This has very significant implications for how Tasmanians are likely to view their State and the forms of development they are likely to consider appropriate on their coastline. A marina housing development, particularly one as large as the Lauderdale Quay, is likely to be viewed as alien and inappropriate. The author of this submission, who has been resident in Tasmania for nearly 24 years, certainly views it that way. It is a threat to my sense of place and home. I want to live in a Tasmania that looks and feels like Tasmania, not like the Gold Coast. It is likely that many others view things that way.

Returning to the definition of sustainable development in the RMPS objectives, it could be argued that the Lauderdale Quay development would only marginally impair the ability of people and communities to provide for their cultural well-being. It could be argued that the development will only affect the sense of place of current residents in the immediate area, and that others can provide for their cultural well-being by residing in and visiting places other than the Lauderdale Quay. This would be a narrow and highly individualistic interpretation of the cultural well-being aspect of sustainable development. It denies any sense of community and common responsibility for landscape and coastal use and any sense of place that extends beyond one's immediate neighbourhood. It is actually inconsistent with definitions of "culture" like the one cited above, which refer to shared ideas and values right across a society.

The Draft IIS states that one of the objectives of the development is to "respect and reflect the cultural history of the area through sensitive design and educational inclusions" (Executive Summary, page II). Focussing on the "cultural history" of the area avoids consideration of the area's present cultural character. In any case cultural history has apparently been given a narrow interpretation. Particular local sites of aboriginal and European heritage interest have been identified (Executive Summary, page XXIII), but there appears to have been no broad study of the area's history and how the present character of the area has developed, and how the development may affect that.

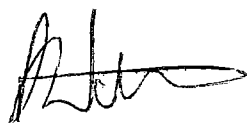
One justification the Draft IIS proposes for the development is the recent growth in boat ownership and the expansion of yacht club facilities (Executive Summary, page VI). This is a poor argument from the cultural viewpoint. Despite the recent growth, only a very small proportion of Tasmanians are boat owners. It is unreasonable to cater for this small minority at the cultural expense of the wider population.

To sum up, the Lauderdale Quay development is essentially inappropriate to the culture of Tasmania today. The Commission should reject the proposal for that reason alone.

It occurs to me that the Commission may believe it is unable to take broad cultural issues into account, in this case to consider whether marina housing developments *per se* are appropriate for Tasmania. The Commission would effectively be making a strategic policy statement on land use planning if it made a determination on the issue. I can see nothing in the State Policies and Projects Act to restrict the Commission in that regard, however. If there is a legal impediment then the Commission should recommend to the Government that it enact special legislation to put the Lauderdale Quay assessment on hold pending a public inquiry into the question of marina housing developments.

Thank you for this opportunity to submit my views on the Lauderdale Quay proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Derek Walter', with a stylized flourish at the end.

Derek Walter