

From: [John & Angela Bruce](#)
To: [TPC Enquiry](#)
Subject: Circular Head Draft amendment PSA-2023-1 Comment
Date: Wednesday, 20 March 2024 9:00:53 PM

- After attending the public meeting in Stanley, we completely disagree with adding further scenic values assessment requirements for landowners and developments on the Stanley Peninsula, and other rural areas of our municipality. Extra restrictions on some landowners caused by drawing arbitrary lines on maps could make them less competitive and negatively affect their business opportunities and property values.
- The consultants spoke many times about what the community wants, but provided no information about the consultation process used to formulate this opinion. We were not consulted, and we know of no other landowners inside the affected areas that have been consulted by them.
- Apparently Circular Head is the first municipality to consider such a proposal. Obviously, the consultants would be very keen to gain long-term employment for a further 28 report documents. This type of wasteful activity at the expense of ratepayers must be avoided.
- The State Government has committed to reducing the extraordinary amount of regulation and red tape negatively affecting primary producers in Tasmania. This draft has the potential to add even further layers of unnecessary regulation for agricultural businesses and rural landowners.

Current exhaustive Tasmanian planning regulations are very adequate, and it seems completely unnecessary to have extra layers of added restrictions. Potentially this could lead to 29 councils having 29 differing sets of red tape for anyone considering developing a business in rural Tasmania.

- The landowner families that have proudly managed the Stanley rural landscape for generations are to be congratulated for their contributions and stewardship in our community, not penalised. Farming families on the Green Hills have actively managed their land over several generations with respect and care.
There seems to be a small group which makes a negligible contribution to the Stanley rural landscape, but aspires to profit from it, and take control of any change not meeting their approval. These restrictions will potentially stifle growth in our area by reducing employment, damaging tourism experiences, and reducing both urban and agricultural land values by making developments more challenging and difficult than they are now.
- This proposal is a thinly-veiled attempt by small anti-development groups to hamper renewable energy opportunities in our area. There are extensive gains for Circular Head and for Tasmania in further expanding wind and hydro, providing lifetime careers in a dozen different related fields for young Tasmanians to keep them here, and creating wealth for our State to continually improve infrastructure for Tasmanians.
- The pride that local landowners exhibit for the area is very evident. Contrast this with the weed infestations evident on the Nut State Reserve and other publicly managed land on the peninsula, which sadly shows to us what the rural landscape could look like. Aspirational moves to add further levels of unnecessary controls and red tape to arbitrarily selected farm businesses should be firmly resisted by the Circular Head Council.
- In the 50 years our family has been in Circular Head change has been constant. Stanley had a daily shipping service to Melbourne, a sawmill, planing sheds and drying kilns, three banks, a railway station, a merchandise store and a communications tower on the Nut. Change is necessary and constant, and will provide better opportunities for ratepayers and residents. Ironically the three huge communications towers overlooking the town

area do not seem to attract the ire of those promoting scenic protection.

- Needless aversion to change is holding back the growth of Circular Head, the opportunities for people currently living here, and for those who would like to share in the great lifestyle we enjoy.
- Any increase in tourist visitation definitely requires other business developments attracting families to the area, to provide the part-time staff required for dining and accommodation providers. Many workers coming into Circular Head bring a spouse and family that could provide much needed labour in other areas, from milking cows, waiting tables, cleaning rooms to management and IT positions. This labour shortage will not be met in a town full of retirees.
- We are confident that a proper balance between protection and production will continue.

Your faithfully

Angela Bruce