

**From:** "Jessica Hoverman" [REDACTED]  
**Sent:** Thu, 28 Apr 2022 08:07:22 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Cc:** "Dale Hoverman" [REDACTED]; "Peter Graham" [REDACTED]  
 [REDACTED]; "Christie Lewis" [REDACTED]; "Debra - Choir"  
 [REDACTED]; "Gary McDonald" [REDACTED]; "Felicity Black"  
 [REDACTED] Ann Scotney" [REDACTED]; "Carol and Peter Pepper"  
 [REDACTED]; "Kylie Sales" [REDACTED]; "Karen and Ross Gebert"  
 [REDACTED] "Shirley Smith" [REDACTED]; "Silver Moon"  
 [REDACTED]; "Lorri Dillon" [REDACTED]; "John Flowers"  
 [REDACTED] "Jenny Pender" [REDACTED]; "Alex Parker"  
 [REDACTED] "Anne Benjamin" [REDACTED]; "Robyn Kazda"  
**Subject:** Representation on the Draft Huon Valley Local Provisions Schedule  
**Attachments:** Redacted Minutes PHPA meeting 19 April 2022.pdf, Representation to HVC on Local Provisions schedule - April 2022 - signed.docx.pdf

To the General Manager, Huon Valley Council,

Dear Jason,

Thank you for attending the March 28 meeting of the Port Huon Progress Association. The members of the Port Huon Progress Association (PHPA) Following that meeting the PHPA has decided to submit the attached Representation to the Huon Valley Council on the draft Huon Valley Local Provisions Schedule.

I am submitting this representation as the President of the PHPA, on behalf of PHPA members. As evidence of my authority to submit on the PHPA's behalf, please find attached the minutes from the most recent meeting of the PHPA. These minutes discuss the desire of the PHPA to submit a representation and my authority to do so on its behalf. I have copied PHPA members into this email.

Should you or the council wish to discuss this letter please let me know. I understand the representation will be made public and respectfully request my phone number be removed before this is done, if this is possible.

Yours sincerely,

Jessica Jordan Hoverman  
 President, PHPA

## PORT HUON PROGRESS ASSOCIATION INC

**Date:** 19 April 2022, 6:30pm

**Venue:** Huon Yacht Club

**Invitees:** Members & Interested Parties

**Apologies:** Ross and Karen Gebert, Felicity Black, Lorri Dillon, Dale Hoverman, Robyn and Tony Kazda.

**Attendees:** Jess Hoverman, Christie Lewis, Ann Scotney, Peter Graham, Debra Netz, Gary McDonald

**Minutes from last meeting** – accepted

**Agenda for this meeting** – accepted

### **Formalities and update from Treasurer**

- Jess provided an update on behalf of Dale.
- Our public liability insurance is due for renewal and will cost \$365, which provides coverage \$20 million, which is the minimum required by Council for a permit to hold an event. It covers for small events (30-50 people). The other annual fee is the registration fee at CBOS (\$66). These annual fixed costs of operation could be covered by membership fees if we had 44 members at \$10 each (the same as Franklin and Geeveston Progress Associations). Members agreed to proceed. Christie will add a sign about membership to the suggestion box at the Trading Post.

### **New members**

- John Flowers, Jenny Pender, Alex Parker and Anne Benjamin were approved as new members. Christie will add them to the register.

### **Update on Council's plans for Port Huon**

- Jess reported on the PHPA meeting with Jason Browne and Lyle Ground from Huon Valley Council on 28 March and will circulate notes from the meeting to members the next day.
- Overall, the meeting was a good start to the conversation with Council about their plans.
- HVC advised that under the current legislation and with the proposed Zoning for Port Huon the number of 1,500 additional houses "is not far off" as a possibility and there are no mechanisms in place for the HVC to prevent the development of more high-density housing in the area on the basis of insufficient services.
- The HVC recommended that if residents were concerned they should submit representations on the Huon Valley Local Provisions Schedules.
- Members attending agreed that the pace of growth was of concern, noting given current infrastructure levels and residents' inability to access critical services with much lower resident numbers currently. They agreed that that a representation from the PHPA in addition to any personal representations would be a good idea but that we should check whether there were any objections from members that could

not attend the meeting. Jess will check with all PHPA members and draft the representation. She will share it with Committee members before submitting it.

- In case this is a common issue Christie will inform the Geeveston Progress Association of our plans and Gary will inform Franklin.
- Between April and October the Council will be developing a Land Use Strategy. The PHPA should be ready to present its views. At a future meeting the agenda should include a discussion of what the PHPA would want.
- Members also discussed traffic. Jess has arranged to request a list of contacts at Council for various projects, including for traffic so that Gary might be able to meet with them and ask the appropriate questions.

#### **Update on signage and Huon Aqua since last meeting**

- Christie reported that it may be possible to get the interpretative signs opposite Dr Dick's house replaced.
- The GPA was discussing the signage project at their April meeting (two days later) and noted our interest.
- There had been complaints to Huon Aqua about the smells on 20, 21, 22, 26 March and 16 April. Pene was looking into the March events. She said that there was no net cleaning on 16 April. Members agreed to continue reporting smells.
- The site visit to Whale Point is almost arranged.

#### **Planning events and projects**

- Jess noted that we had discussed many good ideas at earlier meetings but that given our resources we should prioritise the projects we are taking on this year.
- The project list includes: zoning, traffic, the mural, history project, Huon Aqua smells, gateway treatment, community get-togethers, water testing, the defibrillator, the walking track to Shipwright's Point.
- Christie noted that get-togethers take more planning than can happen in meetings and that sub-committees may be required. She also reported that she had spoken to Amigo (HVC) about food safety issues and that the fee for registering a bbq was prohibitive for the PHPA. He said that PHPA can use the bbqs at Shipwright's point if a handwashing station is nearby and clean utensils are ensured. And that PHPA could write to Council to request a fee waiver. Members agreed that Christie should do the latter.
- Members agreed that get-togethers would be a good way to discuss the future of Port Huon with the community. There could be two before the October. We will aim to hold one after the June crop swap (Sunday 19 June), which may encourage participation in both events. Christie, Jess and Debra will meet before the May meeting.
- Next month's agenda should include: (i) decisions on the projects that we are to proceed with in 2022, including who will work on them and (ii) preparation for the June community get-together. Any members that can't attend are encouraged to email their thoughts on projects that they would like to lead or participate in before the May meeting.

#### **Other business**

- Gary reported that a white ute had been speeding through Port Huon and asked members to keep an eye out.
- Water testing was mentioned earlier in the meeting. Roger Harwood may be interested in volunteering on the project.

The meeting closed at 7:50pm.

The next meeting will be held on Tuesday 17 May at 6:30pm in the Huon Yacht Club.

ABN : 71 394 861 180

Website: [www.facebook.com/porthuonprogressassociation](https://www.facebook.com/porthuonprogressassociation)

Contact : Christie Lewis (Secretary) [REDACTED]

Jason Brown  
General Manager  
Huon Valley Council  
hvc@huonvalley.tas.gov.au

Dear Jason,

### **Representation on the Draft Huon Valley Local Provisions Schedule in Port Huon**

On 4 March 2022 the Port Huon Progress Association (PHPA) wrote to you requesting information and advice on the Council's current and future development plans for Port Huon over the next twenty-year period. The letter expressed the concern of PHPA members at the possible significant expansion of Port Huon by an additional 1,500 housing lots and requested council explain how it would ensure critical social services were available and reasonably accessible should such an expansion occur, as residents are already having difficulty accessing vital services.

On 28 March 2022 HVC, yourself and two HVC staff members attended a meeting of the PHPA, for which our thanks, where you explained the intended planning process. Commencing with the release of the *Huon Valley Local Provision Schedule* you advised this would be followed by iterative community consultation to inform the drafting of a new *Land Use and Development Strategy* by October 2022 and a *Local Area Plan* for Port Huon by February 2023. At the meeting you acknowledged the existing difficulty PHPA members were having accessing essential services while confirming the possible expansion of 1,500 new housing lots under the draft Huon Valley Local Provision Schedule. You advised the HVC did not have the ability to prevent new significantly sized residential developments in Port Huon under the existing legislation but that residents could submit a representation on the inappropriateness of the proposed zoning in Port Huon. **This letter constitutes that representation.**

Since our meeting on 28 March members of PHPA have reached out to other residents to check whether they are aware of the proposed Huon Valley Local Provisions Schedule, what that means for the zoning of various parts of Port Huon and HVC's confirmation of the possible expansion in housing lot numbers as articulated above.

- Many residents expressed surprise, as they were unaware the zoning was being reviewed and the implications of the planning process for their property and those that surround them. They were unaware information was available on the HVC website, alarmed at the lack of communication from HVC, concerned at what they perceived to be too short a timeframe for residents to respond and desirous of an expansion in time to submit representations.
- Residents were distressed at the inconsistency of the proposed zoning, and the implications for housing lot development, with the rural character, quiet pace and unspoilt environment that they value and cherish in Port Huon (characteristics heralded by HVC on its website).
- Residents were alarmed at what such a possible expansion in Port Huon resident numbers, conservatively pegged at 3,000 and above, will do for the liveability of the area given HVC's (and the state government's) inability to detail how it will improve, let alone ensure, reasonable access to basic services.

Port Huon currently has a resident population of approximately 420 people. Many of us are interested in the continued development of our local area and its surrounds and delight in welcoming new residents to our quiet and beautiful part of the Huon Valley. We understand the need to find solutions

to our current housing crisis, the potential growth in Tasmania's population and to provide for appropriate levels of development that maintain the amenity of the area while developing the local economy. However, the proposed zoning of much of Port Huon as **General Residential** and **Future Urban** in the draft Local Provision Schedules, is inconsistent with how we believe this area should develop. We believe the more appropriate zoning would be **Low Density Residential** or **Rural Living**.

Zoning the areas along Hyndes Road, Port View Drive, Palmers Road and Huon Highway as Future Urban and General Residential could result in a rapid and overwhelming increase in resident numbers for the area leading to an unreasonable loss of amenity for existing residents, unacceptable decreases in the availability of already scarce critical services, the generation of dangerous levels of traffic and congestion at intersections with the highway and a fundamental change to the character and feel of the area. While Residential zoning may be appropriate in the future, a slower growth trajectory in resident numbers, which can be supported with the alternative zoning we propose, is more appropriate at this time.

At the current low-density levels:

- Residents find it difficult to get access to a general medical practitioner. There are no medical facilities in Port Huon. The closest facilities are in Geeveston (Geeveston Medical Centre) and Huonville (Huon Doctors Surgery, Ochre Medical Centre). The Geeveston Medical Centre closed its books for new patients in 2021. It has a single GP operating 4 days a week, an occasional locum, and no capacity to provide services if she gets ill. The Ochre Medical Centre closed its books in 2020 leaving only the Huon Doctors Surgery. A resident advised me this week that they were told there would be a four week wait for a respiratory related appointment. Further afield are services in Dover (Dover Medical Centre) and Kingston (Kingsborough Medical Centre, John Street Medical Centre and Kingston Plaza – General Practice). The Dover Medical Clinic is taking patients however they are reliant on registrars and many doctors are nearing retirement, raising questions about the sustainability of current service provision. Another resident advised that during a recent attempt to access GP services in Kingston that the Kingsborough Medical Centre and John Street Medical Centre were not taking new patients and the Kingston Plaza General Practice had a five week wait list. After hours doctors will not come down this far into the valley.
- Medical ancillary services are unavailable or have unreasonable wait times. The psychologist that was providing occasional services at the Geeveston Medical Centre has stopped attending. The closest access to psychological services is now Dover where they attend once a fortnight and there is a six-month waiting list. While podiatry is available in Huonville at two locations there is a four week wait list for both. Huonville has a dietician, but the wait list is approximately three weeks long. While Geeveston Medical Centre previously had a pathology nurse, it no longer does and the closest is now in Huonville. Nursing and support services are also insufficient at current resident numbers.
- Residential aged care bed numbers in the local area are insufficient for current numbers, will become problematic with an aging population and critical with a significant increase in population. There are 115-124 local residential aged care places (Huon Eldercare in Franklin 108 and Dover 16) with a waitlist of several months for beds, and only nine beds for dementia patients. In the 2016 census (most recently available data) 25.4 per cent of Port Huon residents were over the age of 65 with this expected to increase given the aging population of the area. Existing facilities are just coping, and the scale of expansion envisioned in the Local Provisions Schedule given current service levels cannot be supported.

- Traffic management in Port Huon needs review and there are insufficient pedestrian facilities for safe travel along the Huon Highway at current resident numbers. Multiple large trucks (timber and salmon included) travel through Port Huon every hour, usually significantly above the speed limit. While there are some footpaths towards Geeveston, they do not cover the entire township, nor are their footpaths towards Franklin, and cycle paths are non-existent making it very dangerous for people wishing to travel between Port Huon and other areas by means other than cars. The easements between the two intersections of Palmers Road with the Huon Highway are so small as to necessitate walkers traversing the road, putting them at significant risk given the existing levels of traffic and large trucks on relatively narrow roads. As bicycles must ride on the road and not footpaths, travel in the Geeveston direction is equally problematic for riders. The significant expansion in resident numbers, who may wish to walk or bicycle, will only increase the likelihood of serious injury or death in this area. Further upgrades to intersections and roads are required before considering the increase in population as implied by the draft zoning.
- Council service provision in Port Huon is limited and appropriate for low density or rural living. Port Huon does not currently have mail delivery with residents either needing to pick up mail at the local shop, *The Trading Post*, or purchase Post Office boxes in Geeveston or Franklin. The local area has only one police officer, based in Geeveston and no 24-hour station. Several of our roads are too narrow or of insufficient quality for large fire trucks to turn around or to concurrently handle fire trucks and evacuating resident cars should it be necessary to provide an emergency fire response in an area with high resident numbers. All fire brigades, stretching from Franklin to Southport, are run by volunteers with the Glendevie station recently being absorbed by Geeveston. Geeveston station now covers an area north to parts of Castle Forbes Bay all the way south past Glendevie, often responding to calls at Dover. While we are fortunate to have it recently announced that the Huonville ambulance station will have fully qualified paramedic crews on duty 24/7, the volunteer fire brigade is still relied upon for serious and life-threatening medical emergencies when paramedics are unavailable. Current infrastructure means Rural Living or Low Density Residential zoning is more appropriate.
- Water management, including stormwater easements and sewerage, is currently inadequate, causing negative environmental impacts. The current sewerage treatment plant in Geeveston has a history of sewerage overflow into the Kermantie river when there has been significant rain. Plans to move the outflow to the middle to the river, are an inadequate approach to managing sewerage outflow problems and utterly inappropriate for the increased resident numbers possible under the proposed zoning. The increase in hard surfaces accompanying housing development and associated stormwater runoff increases risks of flash flooding and negative impacts on properties at lower elevations, which is a known concern of some current residents. A new treatment plant, with a significantly higher capacity would be required prior to the level of increase being proposed. Slower growth in resident numbers, through zoning as Rural Living or Low Density Residential would enable these critical services to develop alongside resident numbers.

The above information shows that current basic service provision in Port Huon is considered by many Port Huon residents, and the members of the PHPA, to be inadequate. However, the PHPA recognises the need to support natural growth in the area to bring about our vision of a healthy, connected, energetic and peaceful community while maintaining the character and amenity which has drawn many of us to this area. For this reason, and those above, we believe the current proposed zoning in the centre of Port Huon of General Residential and Future Urban in the areas of Hyndes Road, Port View Drive, Palmers Road and the Huon Highway is inappropriate, and a more appropriate zoning

would be Rural Living or Low Density Residential and that this should be determined in consultation with the current residents of those areas.

I submit this representation to the HVC as a resident of Port Huon and as the President of the Port Huon Progress Association. It is supported in full by members of the Committee who have reviewed an earlier version of this document. I would be happy to meet with the HVC on issues raised in this letter if so desired.

Regards,



Jessica Jordan Hoverman

President, Port Huon Progress Association

108 Palmers Road, Port Huon

(0431052619)