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**From:** [REDACTED]  
**Sent:** Saturday, 16 July 2022 10:51 AM  
**To:** TPC Enquiry  
**Subject:** Fwd: Late Written Representation Huon Valley Planning Scheme  
**Attachments:** [REDACTED]

Hello,

My name is [REDACTED] and I am forwarding this email to the Tasmanian Planning Commission as the Huon Valley Council refuses to accept my late representation regarding this matter, even though I have a considerable number of factors contributing to my late submission.

That being,

1. I only settled on my property towards the very end of the extension period window for making a representation.
2. This is the first property I've ever owned, so I've had to learn a lot in an extremely short period of time.
3. The Huon Valley Council completely and utterly failed at every turn to inform me of this issue and how it was going to affect my property. They had multiple opportunities to do so. at multiple occasions when I visited the HVC. I think this is a disgrace and is illegal. And if this matter isn't dealt with appropriately I am willing to take the HVC to court for damages for being so utterly incompetent.
4. I am a veteran on a medical pension with mental health issues so everything takes a lot longer and is a lot harder to deal with. Not asking for a handout. It's just a fact.

This is just me making the commission aware of the fact that I've made attempts to submit a late representation to the HVC. |

I am in discussion with Trent Henderson currently to help me put together a proper representation as frankly I have no idea what I am doing and I tend to get overwhelmed and really pissed off at people trying to steal the land I've worked so hard for.

I am also in discussion with some lawyers as I am 100% committed to achieving a fair outcome in this matter. And I am not kidding when I say I have the means and inclination to take the TPC or HVC to court over this ridiculous matter.

At the very least damages should be owed for the reduction in property values you are causing.

Anywho, this is just me making you aware of the fact that I am actively trying to get my case looked at properly.

So now you have been properly informed.

This is not my final representation.

Please expect further correspondence from either me or someone acting on my behalf

Cheers,

[REDACTED]

----- Forwarded message -----

From: [REDACTED]  
Date: Sat, Jul 2, 2022 at 10:32 AM  
Subject: Late Written Representation Huon Valley Planning Scheme  
To: Huon Valley Council <[hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)>

To whom it may concern,

I recently purchased lots 2 of 2 rocky creek road. PID: 9710592

This is the first piece of real estate I have ever owned. So, it has taken me significantly longer to fully grasp and get my head around the rather convoluted Huon Valley Planning Scheme. Specifically the changes to zoning of the property I purchased.

Due to the timing and the unnecessarily complicated way that the scheme has been communicated. I have had to make a late submission regarding the changes to zoning of my property.

I firmly believe that the changing of my properties zoning from Rural to Landscape Conversation Zone is highly erroneous and negatively impactful to my properties value, possible uses and detracts from the already existing productive value of the land.

There are considerable parts of my property that are already cleared or have previously been cleared. Presumably for some type of agriculture or animal husbandry. The preservation of this value and use should be of the utmost importance. There are also a number of properties around my property which have rural zoning under this new scheme.

I understand that the natural landscapes have visual appeal and value and that this is important for attracting visitors and tourists to the region.

However, this goal must be balanced with the much more prevalent and immediate needs of the people that live in the region. If the LCZ is applied in the way that you are proposing then you are going to directly impact the current communities ability to live and get by.

The idea that you are prioritizing a natural view that gives you warm fuzzy feelings over real people's ability to live and put food on their table is prosposturous and fundamentally anti-human.

It's all good and well to want to protect some forest because it's nice to look at. But what's it for if the regular community can no longer live here?

Putting up increasingly complex, convoluted and most importantly EXPENSIVE barriers for people to build and be productive in your region in the name of saving the environment is completely absurd. Money is the greatest resource and the most tangible representation of money and productivity that exists in society. Wasting your community's money with more onerous tasks and requirements to build and be productive in the community is disrespectful, wasteful and irresponsible.

Money does not grow on trees. Energy must be expended to produce money. Forests cut down, fossil fuels burnt etc. To waste more and more money with these ridiculous barriers and requirements is a complete joke.

I find this whole issue to be deeply concerning and saddening.

I was looking forward with considerable excitement to moving into the Huon Valley this year. However, it seems that before I've even moved in that perhaps it would make more sense for me to sell and move to a

council area that is more down to earth and less wasteful.

I hope you consider my issue very closely.

In fact, I hope you reconsider this entire scheme and how it has been executed.

The economy is in terrible shape right now, the building industry (especially in Tasmania) is in even worse shape. The fact that your council thinks it's a good idea to put in place even more financial barriers to building and investing in the region is unbelievable to be honest.

If you can't see how this is going to cause a complete collapse of the building industry in the Huon Valley Council area then I'm not sure what else to say.

I hope I am granted my right to have a say in this matter.

I also hope I don't need to leave the area as I was planning on investing in the area significantly. However, it seems, according to the current council's short-sighted actions and plans. That it would be fundamentally not viable nor wise to spend a single dollar more in this region. I imagine I am not the only one having these thoughts either.

I imagine the council's tone will change significantly once the economy starts drying up.

Respectfully,

████████████████████

Date: .....Day of May 2022 02/072022

General Manager  
Huon Valley Council  
PO Box 210  
Huonville TAS 7109

Dear General Manager,

**RE: Representation for the Huon Valley Council’s advertised zoning of my/our property**

**Address/Folio ID:** ..... Lots 2 of 2 Rocky Creek Road, Crabtree PID: 9710592

I/We, owner/s of the above property would like to submit the following representation that objects to the proposed ..... Landscape Conservation ..... zoning as put forward by the council as part of the advertised draft Local Provisions Schedule submission. I am/We are believe that the more appropriate zone of ..... Rural Zone ..... should be applied as it better fits with my/our property.

As I was/we were not made aware of this re-zoning until quite late in the process and exhibition period I am/we are unable to engage with the appropriate legal/planning counsel at this time to address the relevant points on my/our behalf. Therefore, I/we shall be abstaining from making further comment other than requesting that our objection and that the above zone change be considered, and that we invoke my/our right to be afforded an opportunity to have our matter heard at the Tasmanian Planning Commission’s hearing should further information be required to speak to my/our objections. I/we also reserve the right to bring further objections to this hearing should they arise from engaging with appropriate counsel.

Regards, [Redacted]

Sign: [Redacted]

Name: [Redacted] 02/07/2022

Land Owner/  
Concerned Party

Contact Details: [Redacted]

Sign:

Name: .....

Land Owner/  
Concerned Party

Contact Details: