

Planning

From: Keely Marriner
Sent: Thursday, 11 March 2021 4:29 PM
To: Samantha Stansbie; Belinda Nutting
Cc: Planning
Subject: FW: PROPOSED RE-ZONING COMMENT

Please see the e-mail below 😊

From: Janice sutton <janiceandpaul.sutton@gmail.com>
Sent: Monday, 8 March 2021 1:29 PM
To: Tasman Info <tasman@tasman.tas.gov.au>
Cc: roger.jaensch@parliament.tas.gov.au
Subject: PROPOSED RE-ZONING COMMENT

Hi Kelly and team (and Minister),

I am writing to say how concerned I am about the new proposed re-zoning of the Tasman Peninsula.

The re-zoning seems to make no sense. Properties along the Nubeena road on one side are to remain rural whilst land on the opposite side is to become agricultural and the land on the back road too is to be re-zoned as agricultural from rural it appears, seemingly regardless as to whether properties are suitable for agricultural purpose or not.

Surely the Government should be assessing each property according to its suitability? Has there been any soil testing, individual property assessments?

For instance we have only 8 acres of pasture, and about 2 acres of that is designated for the large double storey shed and our large home and garden/land immediately surrounding that, which leaves only 6 acres of potentially usable land for agricultural use, the rest 35+ acres is forest and there is nothing we can do with that. It is not a private reserve.

Our land is also very steep - much of it 15% slope which restricts its use agriculturally. At only 6-7 acres of usable paddock, our land also offers extremely limited grazing opportunities. We were also advised a few years ago when we were contemplating getting some Aberdeen angus cows that the land would be too wet in winter to graze cattle and they'd get foot rot.

The quality of the soil is also not good on our property - mostly sand and clay, though we haven't had it assessed. The soil has degraded significantly though we have been told since the days of the orchards and has little mineral value. It would not be suitable to grow anything other than (and we'd need to get the soil tested) possibly vines. Where we are located also further down the valley our orientation means that the land loses the sun at around 2pm in winter.

We are also concerned about how this re-zoning may impact on the re-sale value of our land and property and whether or not we will ever be able to sell our property with an agricultural zoning as that will only appeal to a few people surely?

What concerns me specifically in relation to the re-zoning is how it will potentially impact on us and so I am seeking clarification on what the re-zoning will mean for us personally. For example:

- we are in the process (or about to submit an application - just waiting for the surveyor's paperwork to be completed) of applying for a boundary adjustment with a neighbouring property. With their full agreement and permission of course. I did chat to Melissa Geard your then planning officer some time ago about this. Will the rezoning impact negatively upon this application?
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- We also operate - with council approval short term accommodation - a 5 star couples retreat - with 70% occupancy from interstate visitors. Since Paul was made redundant 4 years ago this forms a significant part of our income (you don't earn much writing books sadly!), and we simply would not be able to manage if we were unable through the re-zoning to continue to operate the retreat as an Air BNB. I also get paid to manage and clean the retreat, so I will lose income too potentially if we can't operate under the new zoning. Can we still operate with the new zoning?
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- Myself and Paul and our neighbour Geoff Dugan (Koonya Organics) are also about to officially launch The Tasman Brewing Co - the Tasman's first brewery - with their inaugural beer Dark Matter - a black garlic oatmeal stout. Whilst the equipment owned by the Tasman Brewing Co being used to make the beer is located currently at a local distillery (and yes Tasman Brewing Co have a licence to brew) we hoped in future to potentially apply to develop the giant double storey shed on our property with 3 phase power into a tasting room perhaps, though I appreciate that would not be allowed under our current rural zoning and we would need to apply for permission to do that. However, under the current zoning that may be a possibility, but would it be a possibility should the re-zoning change? The brewery could be an asset for the community.
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- Myself and Paul also both work from home. Paul as a senior risk and safety consultant (he has his own risk and safety company). I am a writer and an author as you know - in fact about to complete my next book - and I help Paul with admin for his company and also run the Air BNB as mentioned. We rely on being able to work from home as we are both self-employed. Will the re-zoning affect our being able to continue to be able to work from home? If so, we would find ourselves out of work and without an income.

I do hope you can clarify some of these questions. I am very worried about how the re-zoning might impact us personally but also the community as a whole. I did read the blurb about the new zoning, but I did not fully grasp its meaning and how the re-zoning would impact us.

I hope the council might set up a meeting to discuss the impact of the re-zoning. I am sure others in the community must have concerns too?

Thank you so much. I look forward to your reply.

Janice:-)

Janice Sutton

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