

## Representation No. 8



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This response is somewhat last minute, only very recently did I become aware that the proposed transition of the current planning scheme into the new State Scheme is not exactly like for like but actually involves a bunch of changes that will impact us all.

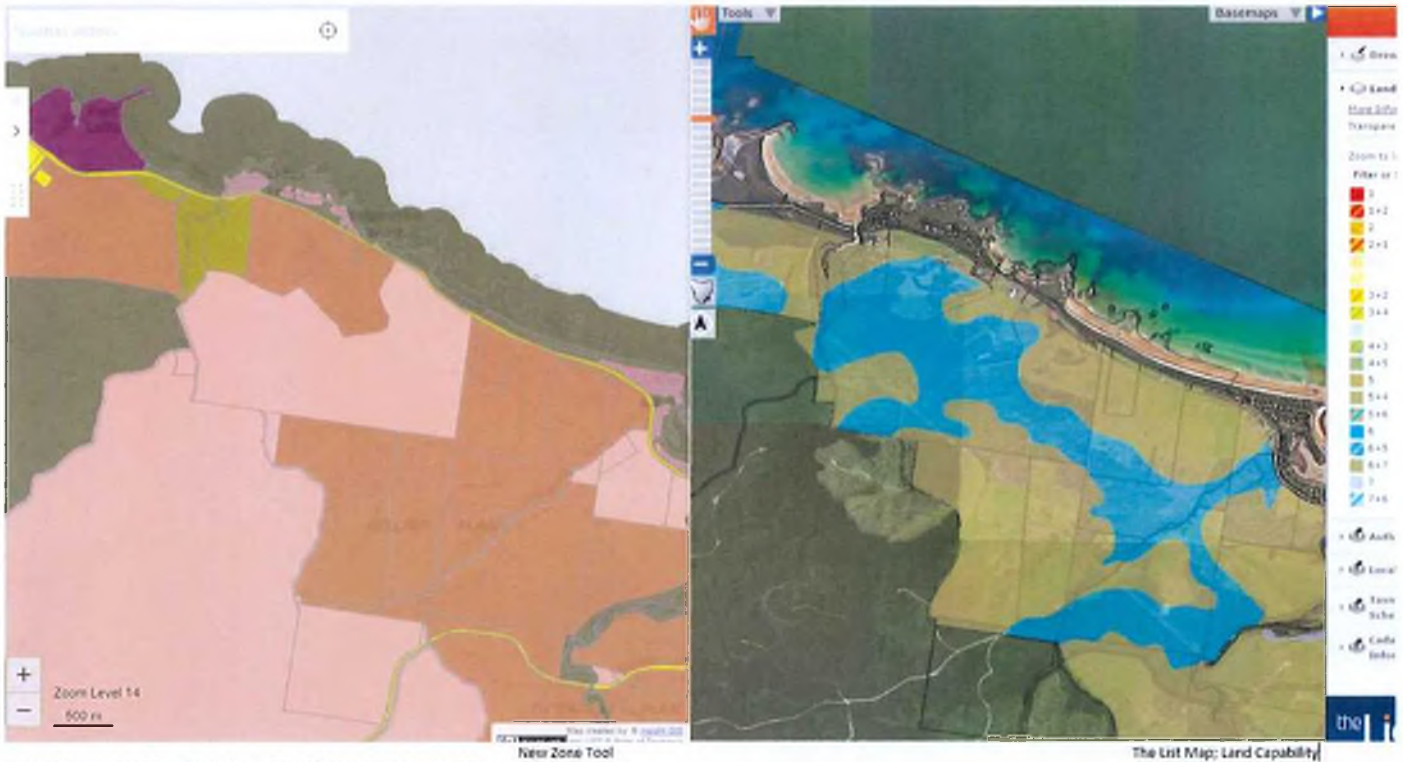
Certainly I feel that the council have the right idea in wanting to expand our population and hoping to draw more people to the area, we absolutely need them. But in looking at the new scheme and talking to other professionals in this space the change into the new scheme might actually work in the wrong direction.

Great to see local objectives being written that say we want to support coastal lifestyle areas, our rural villages and commercial opportunities. We sincerely hope we see that supporting expansion in our own locality Hellyer/ Rocky Cape, but also make it more sure for the new residential that is on the cards land at the Stanley Golf Club. I have been selling land for longer than I'm ready to admit but, the truth is there is not a decent block where you can build your dream house anywhere in Stanley, Smithton or Hellyer/ Rocky. Those are our three main living areas and we have nothing to offer the professionals that wish to move out to the northwest, the families that want to set up here and, even more worryingly, the farmer who is moving out of farmhouse on the land and wants to setup somewhere nice where he can see the sea and enjoy life.

Similarly we need to make new opportunities for Arthur River/ Temma, Irishtown those kind of places. Council have a good intent shown in proposing local objectives for those places but its no good if it only relates to the constrained few lots that have always been there. Why can't a family create their own 80 acre hobby farm at Irishtown, grow some agisted dairy heifers and themselves work in town. Greenhams are desperate for people, we are bussing them in from Wynyard and beyond. Not everyone wants to live in the swamp at Stanley or the backblocks of Smithton, and good luck finding something in the eastern areas around Hellyer/ Rocky Cape. There they have to knock down perfectly OK houses so they can build new, this is not helping housing affordability, let the top of market move on to good new opportunity and the existing stock opens up for more affordable housing.

In respect to agriculture zoning, I am a great advocate for making sure we have agricultural land for the future, we need to have a plan for where we will find more. But we really don't need to over protect what we have, people living around our farms is what makes our rural villages and communities tick. That said I am really worried that *changing everything* to agriculture zone just means more reasons why we and our local community won't be able to live and do what we as a community have been doing in providing food and resources for our state and our nation for the last century.

In respect to our own property we are very concerned to learn only now that we are going to be rezoned to agriculture, seriously you won't find poorer soil anywhere in Circular Head. Our land is part of the future of the Hellyer/ Rocky Cape locality and whilst it has poor soils it has stunning views. It is not agriculture but maybe one day it might have a few first class houses on it. Let's leave the future some flexibility in which to operate, we only have 7000 people we need 3000 more, where are they to live.



We hope we get a chance to discuss, I have a few more ideas on where we should be heading for land use planning and really hope this LPS process is the catalyst for us all to start taking the discussion in the direction we want our Municipality to grow.

Kind regards

*Tony Maguire*  
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