

Executive Commissioner
Tasmanian Planning Commission
GPO Box 1691
Hobart, Tasmania 7001

Dear Sir

**PLANNING PROPOSALS POTENTIALLY AFFECTING 3770B HUON HIGHWAY,
SOUTH FRANKLIN.**

PID: 2296415 CT: 141133/2 AREA: 38640.474

The proposed reclassification of our land into half Rural Residential and half Landscape Conservation Zone is an adverse planning change.

We object to the zoning proposals for the above property (3770B Huon Highway, South Franklin) on the following grounds:

1. The apportionment of the environmental living zone in the area does not align with the existing land use and vegetation cover.

The land use on the hilltop covered by the zoning has been applied without finesse and includes houses, sheds, roads, and bare ground, none of which are environmental living. On our property, most tree cover is previously logged timber with an understorey of blackberries and eroded soil resulting from fire damage.

2. The proposed zoning effectively eliminates the option of rural land use other than as tree cover.

The State Government noted that *'The Landscape Conservation Zone provides a clear priority for the protection of landscape values with residential development largely being discretionary'* and stated that *'most of the property will be constrained'* and that *'landscape and natural values will take precedence over residential use.'* Surely business and residential use is also important?

While our property is quite steep, our plan has always been to use this area for grazing following blackberry removal. This rezoning imposes a financial disincentive to do any pasture and weed control activities or manage erosion on sloping land.

3. As land holders, we are being asked to pay rates for a parcel of land we cannot use for rural production purposes.

If we are unable to use this land for rural production activities, we will be paying rates on a property that we cannot use for its intended purposes. Huon Valley Council have not offered any by-back scheme, rate reduction or compensation for this.

4. The proposed process is unrefined and inequitable e.g. Some land holders will have their land holdings locked up and others with similar tree cover will not.

Properties that may transition to this new zone currently have a legal right to either undertake rural business activities or to use land for residential purposes. The new Landscape Conservation Zone will change this, so that instead of serving the private interest, the land's new lawful purpose will be "To provide for the protection, conservation and management of landscape values" and any private uses such as for housing or business activities will become a "secondary consideration". This will obviously have significant impacts for those who have bought rural land to undertake business and/or housing activities in future. The blanket zoning proposed is both lazy and inequitable and needs to be reconsidered to accommodate actual vegetation and land activities, and real need.

5. The lack of initial consultation smacks of a directive approach to land management.

On something with such a significant impact on the community there needs to be extensive consultation with the landholders regarding the feasibility and practicality of such a zoning system. Land holdings are a large personal investment from landholders and impact on both lifestyle and economic feasibility. Under the former Huon Valley Council this has been sadly lacking and suggest a 'my way or the highway' approach to land management.

6. Fire management has not been prioritised for safety.

This area has already been burnt badly largely due to the easy transmission of flame across the ridge via the trees and understorey (all in the proposed Landscape Conservation Zone). This area has now grown back to a denser treed area and poses a real hazard to the soils, homes and vegetation on properties and requires additional diligence on the part of existing land holders.

If anything, the amount of fuel close to settled areas needs to be reduced, particularly following the extended period of rainfall and regrowth over the past five years.

We believe the proposed application of the Landscape Conservation Zoning to properties in the Huon Valley needs to be reconsidered and concerns of property owners addressed.

We do not wish to make a presentation to the working group but would hope that this submission will be given due consideration by policy makers.

Regards

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