

The General Manager
Huon Valley Council
40 Main Street
Huonville, TAS, 7109

Ms Selena Meure
PO Box 70
Huonville, TAS, 7109

27 April 2022

Dear Sir/Madam

LOCAL PROVISIONS SCHEDULE – REPRESENTATION – PROPOSED LANDSCAPE CONSERVATION ZONING

I own a property at 139 Esperance Coast Road, Surges Bay.

Under the proposed Huon Valley LPS, my land will be rezoned from Environmental Living (EL) to Landscape Conservation (LC).

This land is my inheritance, in respect of which I have been saving for many years to build my forever home.

Whilst the standards under the EL zone are quite stringent and have added considerable cost to my plans, I have struggled to deal with them, but only because I have not needed to employ much in the way of expert help.

This situation will change drastically with the introduction of the LC zone. I will have to change my plans to meet the many new standards (an additional cost), will have to employ a whole raft of experts to help and to write reports (something I really can't afford), and will still run the risk of someone at Council refusing my application. As you would know from recent media reports, Huon Valley Council is under-resourced and I question their expertise in assessing any application objectively.

These new zoning requirements are too technical and complicated for the average person and small country Councils to address.

As I understand it, a single dwelling would become Discretionary, meaning that any person could object to my house and appeal any approval to the planning tribunal. That would mean even more cost that I can't afford.

I also don't understand on what basis my land has been classified for the LC Zone. It says in the TPS that the purpose of the Landscape Conservation Zone is:

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

As far as I know no-one has assessed the landscape values on my land. If they had, they would realise that it is regrowth and is infested with weeds. It is not pristine wilderness.

I could not find a definition of landscape values in the TPS, so it is not clear to me what Council are trying to conserve. Is it native or introduced vegetation, habitat, distant or close views, or is it just the 'vibe' of the place? Maybe someone at Council likes the weeds?

I cannot believe that a bureaucratic decision to change my zoning could have so much potential impact without seemingly assessing and justifying the change to my land, and without consulting with me.

I believe the LC zoning of my land is inappropriate and unjustified and I ask that the Rural Living Zone be applied.

Yours faithfully,

Selena Meure