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Sent: Fri, 27 May 2022 12:01:26 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>;"tpc@planning.tas.gov.au"
<tpc@planning.tas.gov.au>
Subject: rezoning
Attachments: Letter in response to rezoning Huon Shire 22.docx

27 May 2022

To Whom it may concern,

I am writing regarding the rezoning of my property at lot 9 Wylies Rd., Cradoc, Huon Valley.

Currently listed as a 'rural resource,' going to be 'landscape conservation', I am deeply concerned that this rezoning will mean any application to do such minimal clearing required for all building and fire regulations. , let alone my hoped for 3 acres plus access, to build an approvable family house near top of block with room for orchard, gardens and animal care that I am saving for on my 10-acre tall timber (regrowth) block.

I am extremely concerned and anxious about this change, let alone being given no time to engage a suggested consultant (at my own expense, same as rest of rate payers affected, who I can presume, if they can afford to, will have any services booked out for the near future) in time to respond to how this rezoning impacts on my own future building plans. I have not yet chosen an approvable building site and therefor have the minimum required clearing to do for all building and fire regulations. I am deeply concerned that this rezoning will mean to any application to do such minimal clearing going forward.

There has not been enough public consultation for something that potentially affects numerous people's financial futures negatively. Notification by a letter dated May 3 has only just reached me, as I am currently interstate working to financially afford my planned residence, I am disgusted at how quickly this process has occurred. It is also concerning that the rezoning is haphazard, in my area of 10 blocks, 7 will be rezoned under landscape conservation but 3 won't????

This seems underhanded in the way it has occurred without a lengthy public consultation and time to allow all affected landholders time to access (free ideally, as not in our control) consultation on how these changes affect their plans and land value.

If unable to build or clear for safe building zone, my property becomes a permanent 'bush block' that it would seem I am 'caretaking' for the government at my own expense....honorably enough but rates would need to be zero and supported by services for such an extensive private 'state forest.' Without assurance from all applicable authorities, I am wondering if this rezoning will render my block utilizable as a future family residence, therefore only compulsory acquisition should be considered by the state planning, not just rezoning.

Rani Klubal