

Living on the Tarkine Coast

Tarkine Coast Growth & Living Plan | FEB 2022

A plan for now, a vision for the future.



A snapshot of living in the Circular Head Municipality



TARKINE COAST GROWTH and LIVING PLAN

An initiative of the Tarkine Coast Progress Group, with support from the community, council and businesses of the Circular Head Municipality, this PLAN and VISION is the product of a 3 year project to support sustainable growth of our community by preparing a response to settlement strategy.

Circular Head Council has investigated and identified the risks and impacts on community associated with population stagnation or decline in a growing economy. It is acknowledged that shortcomings in the planning reform process and lagging in strategic planning have contributed to a shortage of living opportunity in our area. The collaborating with council, their support in sharing research and strategic planning work, and in resourcing this project speaks to their commitment to a locally led strategy for growth.

In preparing this PLAN and VISION the Tarkine Progress Group responds to the Cradle Coast Regional Land Use Strategy 2010-2030. The Tarkine Coast Growth and Living Plan articulates the strategy that our municipality has for sustainable growth and how that is supported by opportunity in living.


LIVING on the TARKINE COAST – Tarkine Coast Growth and Living Plan is a VISION and PLAN of the community, businesses and council of the Circular Head Municipality, for today, tomorrow and beyond.

The Tarkine Coast Progress Group would like to acknowledge the generous support and contributions of individuals, of council and of businesses of the Circular Head Municipality.




REV 2 - FEB 2022





*For thousands of years people our Tasmanian
Aboriginal people have walked this land...*



*... as traditional
owners of this
place their role
as custodians
of this land is
acknowledged
& valued.*

Preamble

Who is Tarkine PG, what is important to them;

The Tarkine Progress Group is the association of business and community, local to the Circular Head Municipality, that is focused on the growth of our district and the sustainable future for our people.

The Purpose of the group is to identify, build on, and foster economic, community, recreation, cultural and development opportunities for the people of the Circular Head region.

What is settlement strategy, why are we so interested in this;

For a municipality to know how it wants to provide for its living needs, now and into the future, is for that region to have a strategy for settlement.

The term Settlement Strategy is a word used in town planning to define a product that has been produced by or for an authority like a municipal council to fulfil a purpose. When good planning process says "prepare a strategy and follow it" it does not mean a product. A strategy is a vision, a plan of attack, a tool and a guide. It is not a rule book or a decision.

To have a vision for how we want to provide for living and grow our community can be short handed to a having a Strategy for Settlement. To have a strategy is the key, to have a product called a Settlement Strategy is nice to have for a local council but let's not wait for a product, let us get on with action.

This Tarkine Coast Where we Live document is a plan for action, now and to the future.

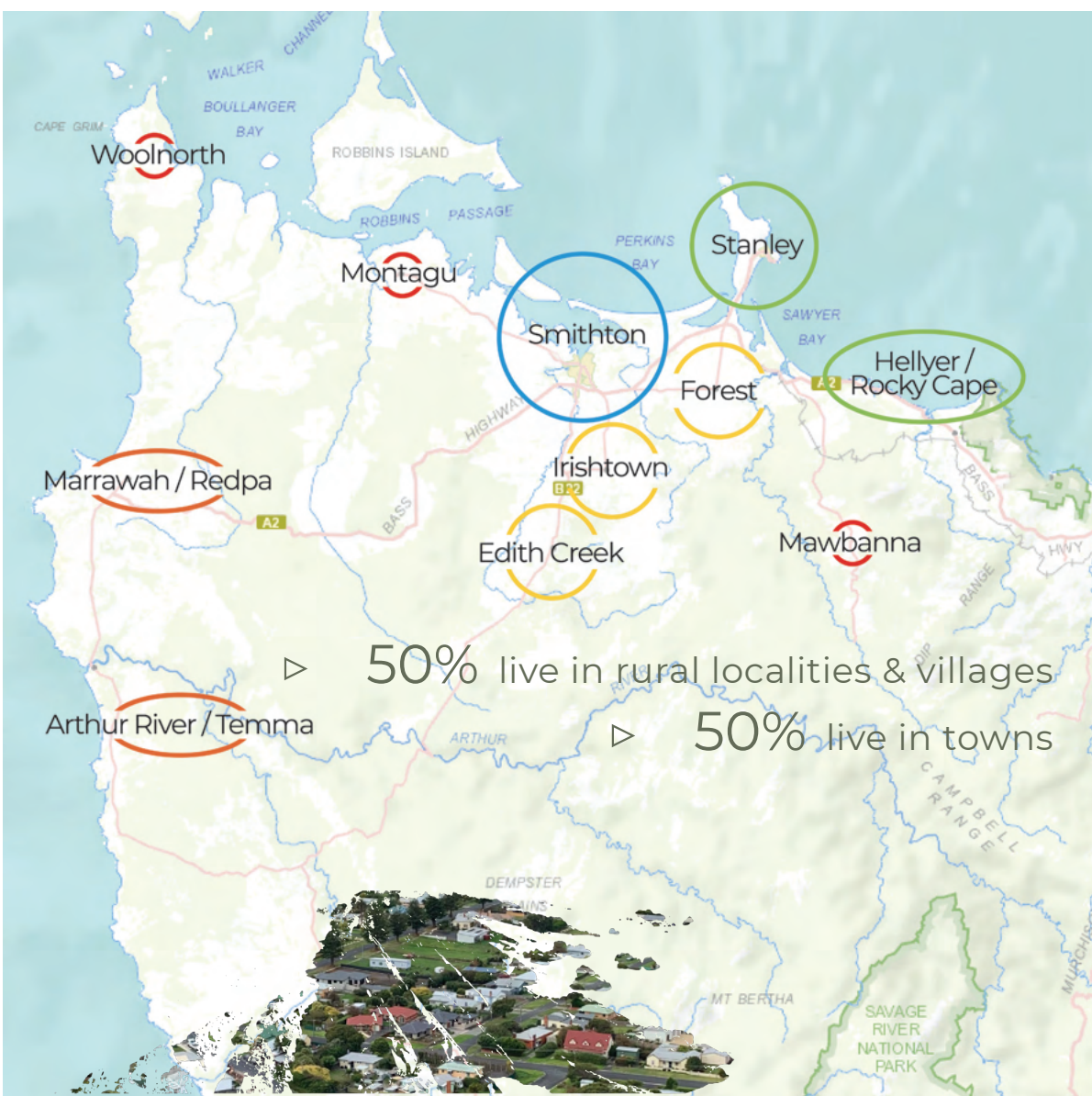


CONSIDER - half of us live out of town...

In identifying our places for living it is vital to consider that 50% of us do not live in a town. Our rural communities are folk that might be associated with a named hamlet, village or town, but in reality, for many of us our nearest neighbours are a herd of cows not a crowd to be heard.

Planning growth in a our community must recognise places for living in town and out of town.

This response to strategy for settlement is founded on the belief that to grow communities in a way that is consistent with their character should consider living in the rural and coastal landscape is a valuable and meaningful contribution to where we live.



Executive Summary

The Tarkine Coast is the far north west region of Tasmania. Primarily it is the municipal area of Circular Head but it is also the broader context of the area. To think about the Tarkine Coast as a region is also to recognize its interaction with adjacent localities, its significance as a destination and the importance of its natural values, productivity and community.

KEY FOCUS – Tarkine Coast for the future

Live and Work – Bringing Culture and Identity – celebrate our Heritage, diversify our Multiculture, value our Identity.

Premium Food and Clean Energy – feed the nation

Prime Agriculture of the World

Experience – Wild landscapes, pure air, real food

Natural Asset Rich – Ocean and Land, natural and rural

LIVING ON THE TARKINE COAST – a vision for growth & opportunity in living

An initiative of community and business as represented by the Tarkine Progress Group.

This document is anticipated to be catalyst for discussion and planning to promote new opportunity in living for our communities by demonstrating an understanding of;

What makes our communities what they are

What challenges are there to residential growth in our region

What we can aspire to for new living opportunities building our towns and localities

What are the immediate opportunities

What can be our vision for the future

Population Sustainable Growth

Sustainability is a strong 3 ply cord – social, economic and environmental sustainability is what is meant.

Identifying sustainable growth - short, medium and long term.

Growth in living opportunities is key to a sustainable community
Sustainable communities are those that;

have *economic growth*, to support our future,

have *population growth* to sustainable population target,

have *improved health, education & work prospects* for the people.



Tarkine Coast Snapshot – “Where we Live”

We are a thriving community that:

Celebrates it's character

Values its heritage

Provides opportunity.

Meets community needs including educational, health and recreational

Encourages creativity, resourcefulness and new investment

Invites visitors, new people and families and new opportunities



LIVING on the TARKINE COAST – a snapshot of Where we Live

The Tarkine Progress Group has produced a small booklet as a snapshot of living for our area. To articulate the what/ where/ how of our places for living, and to identify the particular traits for our settlement areas and types is about helping our community see what we have now and aspire to what the future might hold for our region, towns and localities.

The snapshot provides a broad template for the allocation and organization of our settlement areas and localities; from our region center of Smithton through to hamlets of the coast and rural districts that many of us call home.

To profile Living on the Tarkine Coast in this way informs our thinking about settlement strategy and living opportunity for now and the future.



A snapshot of living in the Circular Head Municipality

*Living on the
Tarkine Coast*



Where we live - Now

Snapshot

Quick stats about our Municipal Area

- With near 5,000km2 we are one of the larger municipal areas
- but with 8000 people we are one of the smallest
- We have over 250 km of coastline (excluding islands and inlets)
- and We occupy with township or industry less than 4 km or less than 2%
- Half of us don't live in "Town"
- but More people lived here in the 60's than present
- More people want to move here than ever before
- but More people travel in for work daily than ever before

Towns and Localities

Where we live is a snapshot for living on the coast.

The snapshot includes the definition of our places for living, our towns and localities as the following;

Type	Name	Locality
Region Centre	Smithton	Regional Centre
Major towns / localities / population centres	Stanley Hellyer / Rocky Cape	Coastal Living Village Coastal Living Locality
Rural townships	Forest Irishtown Edith Creek	Rural Township Locality
Remote Coastal Localities	Marrawah / Redpa Arthur River / Temma	Coastal Village Locality
Rural Communities & Hamlets	Mawbanna Montague Woolnorth Other Rural hamlets / farm clusters	Rural Locality



Living on the Tarkine Coast

Context of Planning & Regional Strategy.
Setting a plan for our
living on the Tarkine Coast.



A snapshot of living in the Circular Head Municipality



BROAD CONTEXT - in planning our settlements.

The long term view for Tasmania is for significant population growth.

The current growth of Tasmania is turning our growth trajectory towards a significant upturn for short and medium term.

The Circular Head council has identified that for our area to share in that growth is critical to the sustainable future of our municipality and our regional communities. 10,000 strong is a council discussion paper tabled in Jan 2019 identifying the need for population growth and its role in supporting the sustainability of the region.

Whilst high demand and limited supply are driving up real estate prices in our State, Tasmania still represents very good value in terms of the cost of housing and living options, and there are few places in Tasmanian that match the Tarkine Coast for these parameters. The paradigm shift brought by the 2020/21 Covid crisis results in a reduced emphasis on being in cities. Generally people are considering how the new normal is for working remotely or decentralised at least.

The door to door time of flying from our region to the centre of Melbourne is comparable to other regional areas around the major city. Therefore, the real estate saving for moving to the North West Coast of Tasmania is already being taken up.

But for our communities to prosper we need more than just interstate buy-up of our already short supply real estate. What is needed is a significant increase in families, workers and investors to move here to live. For that to truly happen we need more premium real estate options. The reality is that families aren't moving here because they can buy a cheap but poor grade building block in the flats of Smithton. However, they might relocate and join our community if it means they can build their pride and joy home on a first class block with views of the coast or start that hobby farm local to a groovy rural hamlet. To create this type of new land now has got to be the priority for the immediate future.

An observation of contemporary media reporting trends on the shift in desirability for living location identify that whilst there has always been a significant attention on the move to that sea change/ tree change dream, it is now just as much about moving from congestion and density. The recent times have helped build momentum in that shift of ideals, but for remote regions like ours we have to be on their short list. To build the capacity of our region has already been determined as redressing our population trajectory from our current 7000 and falling to 10,000 strong.

Tasmania's growth plan is set to produce sustainable growth for Tarkine Coast.



PLANNING CONTEXT

Why is planning important?

See the following extract from the Cradle Coast Regional Land Use Strategy (RLUS):

How places develop affects the quality of life of the people who live, work and learn in them. It is important to plan for long-term change. Unplanned growth can lead to problems such as loss of local character, traffic congestion, non-connecting footpaths, insufficient recreational opportunities, poor water pressure, and constraints to the expansion of commercial infrastructure and community services. It can result in damage to the environment including the quality of waterways, and further threats to endangered species.

Local planning is informed from a state structure that responds to state strategies.

See the following extract from the Tasmanian Planning commission website:

Regional Land Use Strategies - set out the long term planning goals for the three Tasmanian regions (Cradle Coast, northern, and southern).

The Tasmanian Planning Policies are there to ensure that the Planning is pointed towards:

- *the sustainable use, development, protection or conservation of land;*
- *environmental protection;*
- *liveability, health and wellbeing of the community.*

GREATER NW CONTEXT -

How is strategic planning working here?

See the following extract from the Cradle Coast Regional Land Use Strategy (RLUS):

The RLUS is the lead planning document for our region developed to guide the development of planning, to inform the new improved planning schemes and to provide a context for local strategic planning.

There is a strong feeling that the Cradle Coast Land Use Strategy has failed the people of Circular Head. It uses words that suggest not much needs to happen; ie no new settlements – priorities for infill and using existing zoned land whether people want to live there or not. The RLUS is still very city centric in its language. It seems that the RLUS has decided that existing un-serviced residential zoned land, even though it is undesirable and uneconomical for developers must be used up first. The need for executive building blocks is not even mentioned. However the manner in which the RLUS is interpreted is in some way part of the problem, the purpose of the strategy is to inform local strategy, not decide for it.





The real purpose of the Cradle Coast Planning framework -

The RLUS was established as an early mark in the state planning reform process. It preceded the development of the Statewide planning scheme template.

The purpose of the RLUS was to provide the broad strategy as a planning framework specifically to help each council move on with strategic planning. In the local context, that included directly stating that each council should consider their own settlement strategy.

As a side note it is a fair observation that many councils have put strategic planning on hold, expecting that the planning reform process overseen by the Tasmanian Planning Commission (TPC) would by necessity include work on local planning improvements. Rather than deliver strategic planning reform, the planning reform process developed a new planning scheme template. Clearly strategic planning should have continued alongside and be directed towards the new template language. Like for like planning has been the key principle for writing existing schemes into the new State Planning Scheme. In the case of Circular Head, transferring an old planning scheme from the 90's through interim in 2013 to the state scheme arriving in 2021 without adjusting the intend via strategic planning has meant that planning changes are happening by compliance not by strategy.

To acknowledge that strategic planning has stalled is the key to understanding the action for the immediate future, the medium term and for setting longer term vision.

Responding to the Regional Land Use Strategy – Extracts from the RLUS follow.

It must be noted that the RLUS is the head planning document for our region, the RLUS was adopted by all 9 councils in 2010, that is over a decade ago.

Extract RLUS 2010

6.5 Shaping the Cradle Coast Land Use Planning Framework 2010 – 2030

The immediate circumstances of the Cradle Coast Region do not provide a catalyst for dramatic plans for growth and expansion. There are few immediate signals or drivers for significant population and economic growth or substantial increase in demand on land and resources.

This statement is now over 10 years old, the expansion of rural resource business is notable.

Extract RLUS 2010

PART B - KNOWING OUR PLACE

There are limited signals for significant growth in economic activity and employment. Low-growth scenarios for the Region indicate a static population, while high growth does not significantly exceed the medium projection.

Growth will be driven primarily by a small net gain in inward over outward migration, primarily from other regions of Tasmania and the mainland and by low levels of natural growth.

The municipalities of Burnie and Latrobe are each anticipated to experience growth in excess of 2,000; and Devonport and Kentish will grow from between 1,000 people and 2000 people. Circular Head and West Coast will remain relatively static; and Waratah Wynyard, Central Coast and King Island could see a small decline in population numbers.

These statements justified the approach of the strategy to be "contained or stable". For Tarkine Coast it has actually meant constrained and eroding. The comments in the RLUS were not a decision, they were a warning. In many ways these comments in the RLUS have been applied to planning reform as though they were a judgment, that has never been the case.



Consider then, how can growth be “in conflict with the strategy”?

The words “conflicts with the strategy” are often used in planning. These words are specific planning terms used to throw cold water on a proposal, especially when the assessment of the development requires a change to the current planning scheme.

However, when assessing a proposal for consistency with the strategy (a proposed rezoning for example) it must recognize how the strategy broadly relates to the intentions for the North West as a whole. In any specific development proposal the regional strategy does not directly relate. The local issues of demand and local definitions of settlement are for the municipal area to manage. Just because a local area has not written a nice tidy settlement strategy it does not mean it doesn't understand its demand or have a handle on what its settlements and living parameters are.

Thus by definition of scope the RLUS cannot prescribe any local settlement strategy. Rather the RLUS has recommended that each municipal area apply focus to their own strategy for providing living space for their communities. To say that a municipal area must first write a settlement strategy before it can do any scheme adjustments is also not intended by the RLUS process. Clearly if the local region has demand it should get on with providing for the future. It must do so with a good understanding of its settlements and how living should be provided for in any locality. A population of 7000 people does not need to write a settlement strategy document in the same way as a city based municipality might, it simply needs to get on with strategy thinking for living.

The Tarkine coast has a good understanding of “where we live” and it knows that desirable living opportunities are in demand. The Tarkine Coast strategy for settlement in the region, aims to - “produce more desirable living opportunities, make more existing housing stock available and reduce impediments for people to live in our region” that is “create desirable development ready land, for existing local demand and to draw people to the area. That builds momentum and makes more existing housing stock available for affordable housing, the rental market and for new workers to the region.”

To create movement in the market is to initiate momentum.



The shortage of real estate across the whole market sector is greater now than it ever has been and yet the population trajectory has not yet made the U-turn to be one of growth as identified.

The Premier of Tasmania has stated that the population of our state should be a 50% increase in the short term and ultimately population should be double. This is meant to be a strategy for all of Tasmania. So if the RLUS's assessment signed off in 2010 suggested only two specific locations in 9 Municipal areas of the whole NW coast as being managed anything other than stable it does so as an observation. Within that observation it holds out the challenge to act and react to that stark vision. The table on page 67 thinking about the major centres of the region is not expected to determine a pathway for stimulation and growth, rather it indicates growth scenarios based on the then, 15 years ago, thinking. Likely management strategies for settlement thinking that was expected to follow was outlined. In the absence of strategic planning this table is not intended to then take the place of settlement strategy. Any proposal to release new land because existing zoning has failed to bring commercially sound growth in land availability is not in conflict with a table in the RLUS that forecast a scenario of low growth for the NW. The table is not there to determine what growth looks like in any district, it is included in the 2010 documents as a simple snapshot as to what it looked like for a cross section of places at the time.

Consider the perceived conflict in what Constrained Strategy means.

When the RLUS states; "manage to a contained strategy", what is perceived is that the RLUS is trying to restrict any new living area to be directly affixed to an existing town. For villages or coastal localities that is improbable because they are not defined like a regional center.

The truth is that the regional strategy is making comment about the urban form not the rural form of settlement; clearly a rural village is not "an urban form" nor is a coastal living locality.

This is what the RLUS actually says:

"Contained strategy promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas. New settlement strategy provides opportunity to plan a new urban area modelled on contemporary technology and sustainable development. This in itself should not be used as justification for a new settlement. There is no driver for new settlement under current projections for the Region."

What the Strategy has right for the
Tarkine Coast -

Desirability of living on the coast

Way of life is recognized

Living is in country just as much as it is in towns.



The flaws in interpreting the strategy

There are a number of terms and statements in the RLUS that are seen as fatal flaws in respect to growth. Whilst the purpose of the RLUS is to provide the broad strategy as a planning framework specifically to help councils consider their own settlement strategy when it used to interpret a specific development for example a proposed rezoning; it does not directly relate but rather broadly considers.

Settlement Area:

When the Cradle Coast Strategy determines there is no need for any new discrete settlements being established on the coast it does so on the general understanding of a settlement area. That is not the same as the local colloquial differentiation of different beach spots or historic naming of groups of farmlets that go back to soldier grants or further back. The drafting of the RLUS does not help this interpretation being misread, especially when it assesses the growth requirements of certain settlements but not settlement areas. It can only be assumed that each of 9 council provided inputs to the list based on what they thought at the time was requested;. Clearly the list of settlements was not greatly explored nor was there it seems, a definition of settlement. For example, Natone (a small hamlet not far from Burnie) gets a special mention in the settlement list but actually it is only 1% of of the population of the Burnie LGA. For the Tarkine Coast on the list is Marrawah but the Hellyer/ Rocky Cape settlement area is not. After Smithton more people live there than any other settlement area in the municipality.

Settlement Area is then better understood as intended by the RLUS. When it says no new settlements it means that being the areas that are settled ie people living and working need not be multiplied with new townships. That is not the same as creating new living areas within a broader settlement area, expansion of living within settlement areas doesn't have to be a physical expansion of an existing living zone. For example an outlying low density area within 10m km of Smithton is part of the Smithton settlement area. What the RLUS is saying about the whole coast in general is, there is no need to plan for another Stanley sized township with water, sewer, school and bus service. The RLUS found that nowhere on the coast would that be required, that is consistent with the broad view of the whole region which is the scope of the Regional Strategy.

Development on the coast

The RLUS makes the broad statement; ribbon development along the coast shouldn't be the typical response going forward. Acknowledging that this statement is made generally and in respect to the whole NW coast, it doesn't say the local context of development along the coast is a negative. Quite the contrary it expends many pages defining the specific coastal character of the broader region as one of its most important values. What the strategy hopes to identify is, that when local council areas are looking strategically about how they want to develop their settlement areas they should consider that a single width ribbon joining say Sommerset to Wynyard would effectively be nearly 25km unbroken developed coastline.

For Tarkine Coast to further develop opportunities on the coast is not conflict but rather supported by the premis of the regional and big picture strategy. Yes consider the coast as a crucial asset especially for our settlements because that is exactly what we are. It will be difficult for the Tarkine Coast to become typified as ribbon development, we have hundreds of km of coastline, our settled areas might occupy a few kms in total. For coastal settlements like Stanley and Hellyer/ Rocky Cape to grow they should be consistent with what they are that being settlements along the coast. In these locations inland constraints of topography, land use and the Bass Highway already exist. To then apply a false restraint of avoiding development adjacent to the coast doesn't makes sense and it isn't what the regional strategy is actually saying.

Misinterpretation of the region's strategy in respect to coastal development has contributed to a restricted thinking towards opportunity in low density living extensions to the coastal settlement areas that need to grow. The key misunderstanding is to believe that the coastal ribbon development statement in the regional strategy is directed at coastal villages and settlement areas along the Tarkine Coast. Clearly that is not the case, the comment is made under the section "Urban Settlement Areas" when it proposes "avoiding linear expansion along coastline or ridgeline." Tarkine Coast has only one urban like area, that is Smithton. In that respect the future of Smithton growth is potentially to move towards the coast, a satellite suburb further around the estuary and near to the Anthony Beach remains the future vision for our most important regional centre. That vision is not in conflict with scheme on coastal living either; a well considered suburb adjacent to the coast that makes good use of coastal attributes yet has suitable environmental and visual design response is not Urban ribbon expansion along the coast.

Wynyard (pictured below) is an example that settlement along the coast is our regional character which we love.



Commissioned in 2010 but it took a few years to develop and is based on pre 2010 thinking.

As a comparison, that was the era of the first smart phone and NBN was only just being developed. On the NW the internet wasn't in most homes, we went to the library to use it. 12 years later we check a real estate listing on our device, have instant access to property values, get notifications of new opportunities that match our search. We look at house inspiration for passing the time. So much has changed in the way we digest real estate but not much has happened in providing for housing opportunity.

The strategy shows its age when it considers peak oil as a key parameter in setting its priorities, today that is proven as a myth. When the RLUS is effectively 12 years old consider that in the next 12 years nearly all new cars will be electric.

The RLUS is a sound document for its time but must be used with that age in mind. It lays out the then thinking about opportunity but does not attempt to control our future.

Myth busting

MYTH BUST 1 - protecting agricultural land by excluding living

Keeping people in agricultural areas is vital to the productivity of the land. Removing opportunities for living does not protect but rather negatively impacts productivity and the rural communities themselves.

Quick facts about the municipality:

- There is up to 50,000 ha of potential agricultural land not being used for production.
- Corporate Farm ownership is now the significant land holder of farmland, not farmers.

The keys for productive agriculture:

ARE	people, water, cost of production...soil is a parameter not a key.
NOT	encroachment, people living adjacent, land loss for a house or hobby block.

Over emphasis on protecting rural grass paddocks for food production as the key criteria in disallowing residential use has permeated the state planning scheme and continues to influence thinking on living for the future (consider the draft Waratah/Wynyard Draft Settlement Strategy 2021 appendix).

The truly sustainable way to consider land use is to plan the best use of land.

Fettering of agricultural land should be considered but the real impact of expanding living on agricultural is often misrepresented. The benefit of having people to work the land and keeping farming families in community is critical, in our district.

Forestry activities and the plantation rush has more impact on food for the future than making space for a few hundred homes ever will. The need to recover agricultural land from forestry underutilisation is the right strategy for protecting our agricultural land resource for the future.



MYTH BUST 2 - the livable places can be walkable, not have to be.

As much as it is nice to walk to the shop in our rural village settings, walkability envelopes and cycleways are predominantly a city interpretation of what rural villages might already provide for half our living. On the other hand rural country living recognizes that work might be near or far from home; elder siblings might be travelling to city for education, younger ones collected by the country bus. Being able to walk to the shop is nice but what is considerably more important is daily traveling time for the whole family. A family can shop once a week but must get to work or education on time every day.

Over emphasis of walkability and cycle ways, (Waratah/Wynyard Draft Settlement Strategy) is a capital city liveability issue. Important for apartment dwelling sedentary workers but not for small rural towns people or out of towners with physical occupations and often maintaining an outdoor place of their own. The negative stigma attributed in planning to reduce reliance on vehicles for CO2 reasons is maybe more a city issue rather than a country one. In thinking about places for living for the future it has to be recognized that in the next 10 to 15 years most cars will be electric, and solar generation on roofs of homes will be charging many of them.

Livability is more than simply a nice house in a nice spot.

What is considered desired is an efficient house, warm and sunny. Middle life people aspire to settle by the sea, oldies want somewhere to spend time with their grandkids, whilst youth aspire to build their dream home.

MYTH BUST 3 - we should build affordable housing first.

Housing Affordability – new opportunities at the higher end of the market opens up more affordable housing. An older house, in an older area has always been the more affordable home, but land supply in less desirable locations does not equal increased availability of affordable housing. Opportunities in new desirable locations allows those that can, to move on to new and higher value housing. That transition is the proven method opening up supply in the low end of the market.

When opportunity in new premium housing areas is taken away, momentum stalls and a housing shortage is created.

MYTH BUST 4 - residential zoned land is available why isn't it developed for affordable housing.

A housing shortage in low cost housing can exist alongside an significant provision of residential zoned land. The cost of construction to build a new even low cost home to a reasonable standard suitable for the future is higher than the \$ valuation of the property particularly if the lot it is built on is considered undesirable. This fact is evidenced by the market, in the past 5 years there is no speculative home building in Smithton even when residential lots can be bought for less than \$50k.

The cost of new build will always be more than the value when the locality is devalued by low desirability and poor prices.

The action clearly is create new desirable opportunities; that is first done through creation of premium land supply, the movement creates momentum, the momentum creates growth.



Living on the Tarkine Coast

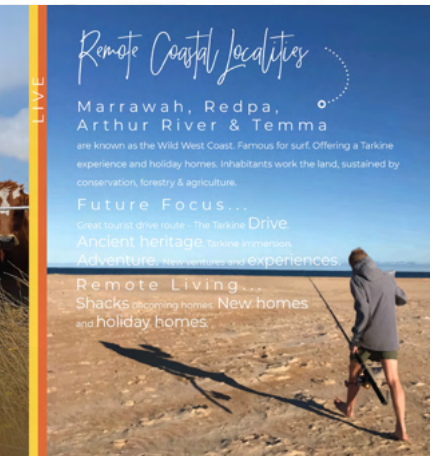
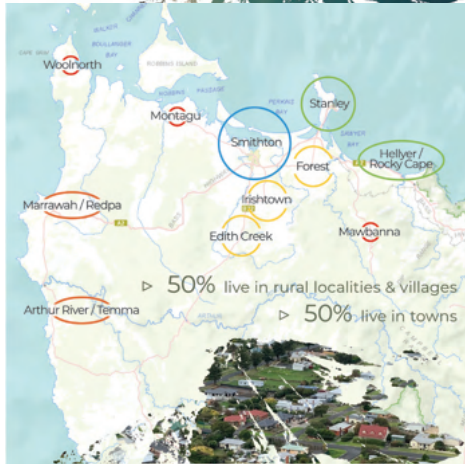
A vision plan & strategy for sustainable growth.
Opportunity for our living on the Tarkine Coast.



A snapshot of living in the Circular Head Municipality



Where we live - brochure sample:



Desired Living - growth and opportunity

Desirability where to live top 5:

- A nice area and community
- Climate - mild, sunny, protected or rugged
- Access - school/work/shop; walk and travel times
- Outlook - view out or within
- Type of Living - rural, village, coast or town

Desirability of the home:

- Feel - warm & sunny
- Style - modern and efficient or heritage and charming etc.
- Value

Where are we at now?

A changing demand and a lack of land stock supply:

- 2018 and 2120 snapshots by Tarkine Coast show worsening real estate shortage
- Statements of experience from key local real estate office statements state; little to no supply in housing market, no premium blocks to sell.

Planning process does not equal good planning outcomes.

Why is the only available land undesirable?

Planning reform to date - reform of the planning template has distracted from strategic planning in local a context.



OPPORTUNITY NOW - *growing our localities in sustainable ways.*

Region Centre - *fresh and balanced land supply for* **Smithton**

Smithton as the regional centre for the far northwest coast will remain the key living area for the region. The growth of residential opportunity in the general residential area of the town has been held back by a lack of desirable land. In the past expansion of living along the face of Teir Hill created wonderful home sites that complimented the growth of living around town on the flatter margins. Significant general residential zoned land remains undeveloped because low desirability and low land values means it doesn't stack up. On the other hand there is a shortage of residential opportunity, specifically there has been no premium residential land available for a decade or more, there is a supply of rural living south at Scotchtown but no opportunity to build a higher value home on a good residential block in Smithton itself. Recent momentum in property throughout Tasmania will support some land release in the low end of the market but to deliver premium residential land in Smithton is needed to open up the existing home stock in the mid-level bracket for more affordable living.

The key areas for this residential are already identified, the expansion of North Smithton in a sensitive way along Tier hill with low density living will capitalise on the significant views of this land, the significant vegetation along the face of the hillside can be retained if the design is well resolved. The undeveloped general residential land in the Teir Hill area might also benefit through momentum in residential growth in this area. The extension of the walking track to Sandpits beach is a strategic project that sits well with the proposed expansion of Smithton to the north.

Other growth areas identified include the opportunities in rural residential right on the margin of town; along the first few kms of Upper Scotchtown Road and further along Old Stanley Road. To reconnect Old Stanley road to become a tourist route for Smithton is a key strategic goal for the region, expansion of living along this route adds value to the road infrastructure. Similarly, to link that road to Anthony Beach will be a significant opportunity for the residents of and visitors to Smithton alike.

Within the existing character and layout of Smithton there already is a strong precinct structure, specifically the industry district and the areas around learning. To further identify the precincts also provide for certainty and opportunity for living, residential expansion on the south of town is supported when the attention and buffers of industry area are well considered set. A strong future plan for the learning and sports precinct around Grant St can also provide new opportunities for living within walking distance of the schools, agricultural and trade learning and sports and wellbeing in this area.

A vision to grow Smithton also considers of great value the establishment of a coastal suburb at Anthony Beach. Such an expansion of suburb at the coast is not a new settlement nor is it ribbon development along the coast, the opportunity for well-considered coastal living area for Smithton is also an opportunity to offer a real alternative to living for current residents, drawing new people to Smithton and providing a stop for future tourists to our region.





Key Localities

- *family homes at gateway locality* **Hellyer Rocky Cape**


The Tarkine Coast community is primarily aligned along the northwest coast, the Bass Highway being the main artery for the far northwest. As it makes its way along the Tarkine Coast from the Sisters Hills west it connects the gateway locality of Hellyer/ Rocky Cape to the regional centre west, and east to the rest of the state. Location and direct service access brought by the highway has meant that the locality has been highly desired as a place to live. Its beautiful location on the coast is desired, the location means that school, work, and social needs can be met west or east. The takeup of residential in this location has been particularly strong for families; working families see a future for their children in the rural district, whilst further education opportunities are east. 20 min to Smithton and 30 min to Burnie, Hellyer Rocky Cape is considered a central location for coast living.

The locality is primarily centred on the Detention River estuary and is an approx. 10km section of the coastline from Cowrie Point to Rocky Cape Beach, constrained between the highway and the sea. It has some rural living properties inland of the highway but there is difficulty accessing the highway from that side.

The available lots of the locality have been fully taken up. Identifying the suitable expansion of the settlement in the short and medium term must respond to the primary constraints of the coast on the one side and the safe access onto the highway.

The expansion of Hellyer Rocky Cape has been a consideration for some time. Rather than increased land supply in the locality over the past decade, a good number of coastal lots in the locality have been taken back by crown land, many for coastal hazard reasons. The considerations of climate change and sea level rise add complexity to the conversion for expansion of living in this location.

Over the past 5 years, work has been underway on identifying the opportunities for low density residential land to replace the lots lost, and to meet the growing demand for premium land now. It is seen that the safe access on and off the highway is critical. The Rocky Cape Road intersection meets that, to provide for a range of new living opportunities within a couple of km of the Rocky Cape shop/ tavern/ fuel is a good parameter to maintain consistency with the style and character and of the existing settlement. In the immediate future a new land release for premium low density residential lots is being readied for assessment; preliminary advice is that this might provide land supply for the next 3 years which is considered a short term supply. Though there is still further opportunity in the area for medium term supply, strategic identification of future living needs to be set now so that future upgrades of the Bass Highway can include an additional safe access. Long-term supply of residential land in this district is linked to future highway bypass for this section of the Bass Highway.



Meeting demand - in Heritage Stanley Village

The desirability of living at Stanley has long been understood, the strong identity of the village precinct and its relationship to Circular Head and the Stanley Port has helped Stanley to be the most recognisable small town in Tasmania. Whilst small land release on the margins near school has prospered the town, the village centre is more identified for tourism experience and accommodation than living.

Stanley has held the value of the village carefully and well. On the other hand, there is significant demand for the premium sites and homes pointing to the need for more residential land. The expansion of the township must be carefully considered and measured, certainly the existing General Residential zoned land is there but plans for developing that land should be such that new development is able to identify separately to the village centre and yet be sympathetic to the heritage nature of the town. Current projects include village living in good contact with school, these must aim to deliver new living in a way that does not fetter the charm of the heritage village area.

In the broader context of Stanley, the existing zoning of land does not necessarily compare to land suitable for living, much of the undeveloped General Res zoned land in Stanley is not ideal for residential, and is laid out such that it would potentially be suburban in nature. To produce new high value land release in a way that stands separate to the Stanley Village core is a challenge that has been with us for some time. Greenhills has previously been developed with some rural living, creating sites for homes with spectacular views, but the landslide hazard and overall vista that Stanley holds does not support expansion there. The dream for premium residential on green hills not realistic for geotechnical and potentially visual reasons. On the other hand the plans for redevelopment of the golf club land will see sound delivery of high value residential sites that relate to the golf course, are set back from the coast and, though connected to Stanley Village are discrete from it thus protecting the value place.

The long term future of Stanley must surely include the removal of the waste water ponds away from town, that project might pave the way for a discrete coastal living precinct set back from but relating to Godfreys Beach.





Rural Communities

- *sustaining rural districts with new families*

Strong local identity and sound rural context define our picturesque country towns. Some may have a school and footy club as the core to the town, others might have only shop or be focused around a specific agricultural production but they all remain desirable communities to live in and support. The conflict of agricultural zoning and living in the country is a paradox that planning scheme systems seem to struggle with but not rural communities. Immediate changes now for retreating agriculture zone to a setback from the villages will enable a pathway for planning our towns. There is a legitimate place and growing demand for people living amongst rural land in Australia. In some districts providing for hobby farms and small holdings is an opportunity to respond to how the area was originally expanded. The proposal to establish a hobby farm and small holding local area for suitable rural townships is about providing space for young families to create their own start in living on the land.

Irishtown is a wonderful opportunity to expand our rural living community with a small holdings special area. There is also room for growth of country town living in and around the town. A growth in community can help support the local shop and new business invigorates the town centre. Vision for Irishtown to grow with young families and new people to the municipality is not a long shot, simple planning now, can create the momentum required.

Forest is a vibrant rural town that also is a wonderful place for people to live in a country town. The growth opportunities there are more directly around the town, specifically expanding town to become continuous from the school to the town centre is good planning, but seeing town grow on the south side will certainly bring some critical mass to the community and it's valuable organisations.

Other small country districts can also see opportunity in growing our country living population. The focus in smaller hamlets and townships may be to increase density and focusing in the opportunities for families that work in the country regions to live where they work.



Coastal Villages

- *destination thinking helps villages support local needs*

The sustainability of our remote coastal communities is connected to keeping our rural families on the land, providing for new people to move locally and increasing visitors to our communities. Allowing growth of coastal villages means the small business shop/ café can be more sustainable for the locals and rural community around.

A key strategic project for the whole municipality is the sealing of the western explorer road. This project stacks up on many levels, creating more reasons for visitors to stay and for new projects to be explored ie linking serviced camp ground at Montague to Marrawah to Arthur River could establish a greater visitor economy for coastal villages. Significantly sealing the Western explorer road provides a chance for the far north west communities to prosper but in doing so we must be ready to allow the coastal villages to evolve.

Arthur River has residential zoned land ready for development. The time is right to get behind expansion of the existing land offering south of the main residential area. A more strategic project for the future of this iconic place to establish a true river hub on the south side of the river to focus tourism whilst delivering desirable home sites with outlook on the elevated land above. Marrawah/Redpa is fundamentally a rural community, to expand this district with hobby farms and small holdings is an opportunity to respond to how the area was originally expanded. However there is something to be said about the coastal opportunity that exists for such an iconic surf location. There are many visitors to Marrawah but few opportunities to hold them in the area. To plan the future development of the existing rural living area that overlooks the coast into a low density village area is a way to connect Marrawah to the coast, taking good stewardship of the place for the long term sustainability of the region.



Big Thinking

The following big picture visions identify how our localities can grow with intent.

VISION 1 - Hobby farm zone for the rural villages

Create a hobby farm zone, akin to a rural living zone around selected villages and hamlets. The envelope around the hamlets would permit a home on a small holding. It would provide an opportunity for young people to get their first home in a regional and local area rather than sending them away to a town.

Where -

IRISHTOWN, MARRAWAH and OTHERS

The township of Forest and locality of Marrawah are great candidates for such a zone. Rather than what the current planning scheme update promotes; that the new Agriculture Zone (the most restrictive of all zones) be placed hard to margin of the village as it exists now, the area around the village should be Zoned Rural with a Hobby Farm Local Area overlay. The special area will remove those prohibitions on use and lot size that otherwise stop the rural villages from growing. If country town is what it is destined to be then it must be allowed to be blurred on the margins. The country areas can be as simple in the planning scheme as Rural Zone and Village Zone, but through local objectives and local provisions the villages, hamlets and country towns should be allowed flexibility to function.


FOREST - Vibrant township with School, football oval with bar and function area, newly revamped tennis court, shop and post office, community church and fire station.

IRISHTOWN - Rural village; Shop and football oval with bar and function area. Fire station.

EDITH CREEK - Rural locality; School and shop, primary production and processing.

Why act -

In the past much of our rural hamlets and villages have progressed out of small parcels being created for a house with enough room to have a house cow or a few lambs. The swing to nice need planning schemes, that aim to manage use conflicts, has failed to interpret that people living in the rural landscape is one of the regions most valuable assets of our municipality. In copying the old planning maps into the new city centric scheme we have lost the identity of rural hamlets and townships. Once a loosely clustered community they are now determined by a sharply mapped boundary between what is defined as Village Zone and what is Agricultural Zone. When Agriculture zone stands as the most restrictive in the State Planning Provisions there must be a transition zone between that and the villages, the future of our villages depends on it.



VISION 2 - Beach Suburb for our Regional Centre

Where -

Smithton as a town is limited by the fact that it has no beach. The establishment of a satellite suburb for Smithton at Anthony Beach is key to the progress of the town and region. A direct road link and separate bikeway and walking trail from the town to the beach must be supported by a sustainable economically plan. A beach side suburb with a local shop/ café will promote Smithton as a worthwhile tree/sea change, as a genuine tourist destination and expand the reasons why traveler should stop and stay.

Why Act -

To plan for what we want for our Regional Centre of the future is to be smart about what we do now. The progression of Smithton to the coast might not be in the short term, but if we need 3000 more people in our area, and we already know that the key to getting to move to a more remote region is desirability, the new premium opportunities of Stanley and Hellyer Rocky Cape will only partly meet the future need. Whilst south of Smithton to Scotchtown will continue to provide rural living it is north and to the coast that will provide the new desirable low density living for our regional centre.

VISION 3 - West Coast holiday homes for the future

Where -

Arthur River is a town ready to expand its holding of homes and holiday houses. Being famous as a stop for being the adventure touring gateway for the rugged west coast the shacks and home sites at Arthur River are tightly held.

Why Act -

There is real demand to expand the town and there is land already identified for that to happen. To expand the town within the current town limits south east of the bridge is also an opportunity to plan for the tourism and public infrastructure of the future. A River Hub at Arthur River is an opportunity to expand.


VISION 4 - Village Hub for famous beach destination

Where -

Marrawah and Redpa together make a key north wests remote coastal settlements. The famous name of the wild surf beach draws visitors down our west coast, To plan for a village hub near to the coast and provide for new opportunity in holiday house and small holdings.

Why Act -

A critical mass in population and properties supports shop/café/tavern business. To establish the coastal village as a serviced destination builds tourism in the region; already travellers call in to the famous location, but many turn and leave to find a service centre or travel out of area to destinations offering accommodation. Once the Western Explorer is sealed the remote coastal villages will surely experience a significant increase in travellers. Marrawah/Redpa is also a key rural settlement being a broad hamlet providing homes for workers in the area; new building sites that suit rural families can be more desirable by being linked to a coastal village hub.



Supporting Vision

Promoted by the Tarkine Progress Group, the following vision projects are linked to this Strategy for Living on the NW Coast.

NORTH WEST COAST – a true touring route.

ACCESS THE COAST – Smithton dream for beach access, walk to beach and later link beach road to town.

FUTURE FARMS – unlocking non-productive land, reclaiming farmland from forestry, keeping families locked in to rural communities.

WEST COAST WALK – wilderness and coast trail via Arthur River.

OUR LONG STORY – interpretation and reconciliation, Aboriginal Heritage, Possum Banks/Cape Grim

BASS BYPASS – Unlock the coast road, Sisters Hills to Black River.

A busy domestic building industry is a catalyst for a busy economy.

Sustainable Population growth is good for community.



Supplementary information

1 - Tarkine Coast Progress Group Memo May 2021; Settlement Strategy –some thoughts

Cradle Coast Land Use Strategy has failed the people of Circular Head. No new settlements-infill and using existing zoned land whether people want to live there or not. Most existing unserviced residential zoned land undesirable and uneconomic for developers. Need for executive building blocks.

Is what is needed to recognise the RLUS needs updating rather than try to fit new settlement strategy into existing outdated forms or ideas.

Over emphasis of walkability and cycle ways, (Waratah/Wynyard Draft Settlement Strategy) are a capital city liveability issue for apartment dwelling sedentary workers, not for small rural town dwellers with physical occupations.

2 - Rural town localities - drive by assessment 2021:

FOREST : vibrant community with school, football oval with bar and function area (called the Blackberry Inn), newly revamped tennis court, shop and post office, community church and fire station.

IRISHTOWN : Shop, football oval with bar and function area, great community spirit.

EDITH CREEK : School and shop (has been closed but recently re-opened), village needs activation.

3 - Smithton existing residential zones check 2021 existing residential zoned land is not the land supply for our living:



Living on the Tarkine Coast

A vision plan & strategy for sustainable growth.
Local context & living vision for our
localities mapped.

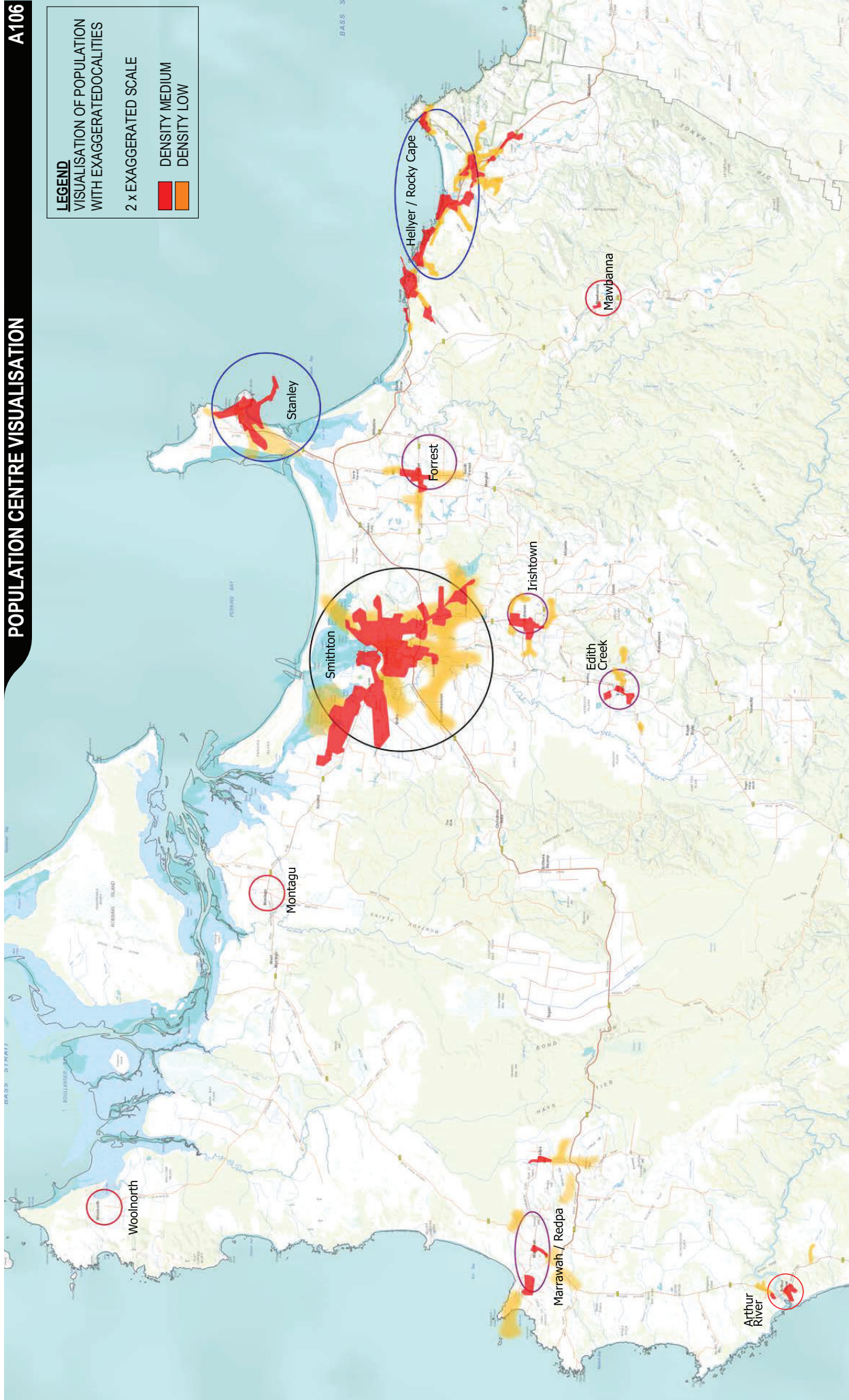


A snapshot of living in the Circular Head Municipality



LEGEND
 VISUALISATION OF POPULATION
 WITH EXAGGERATED LOCALITIES
 2 x EXAGGERATED SCALE

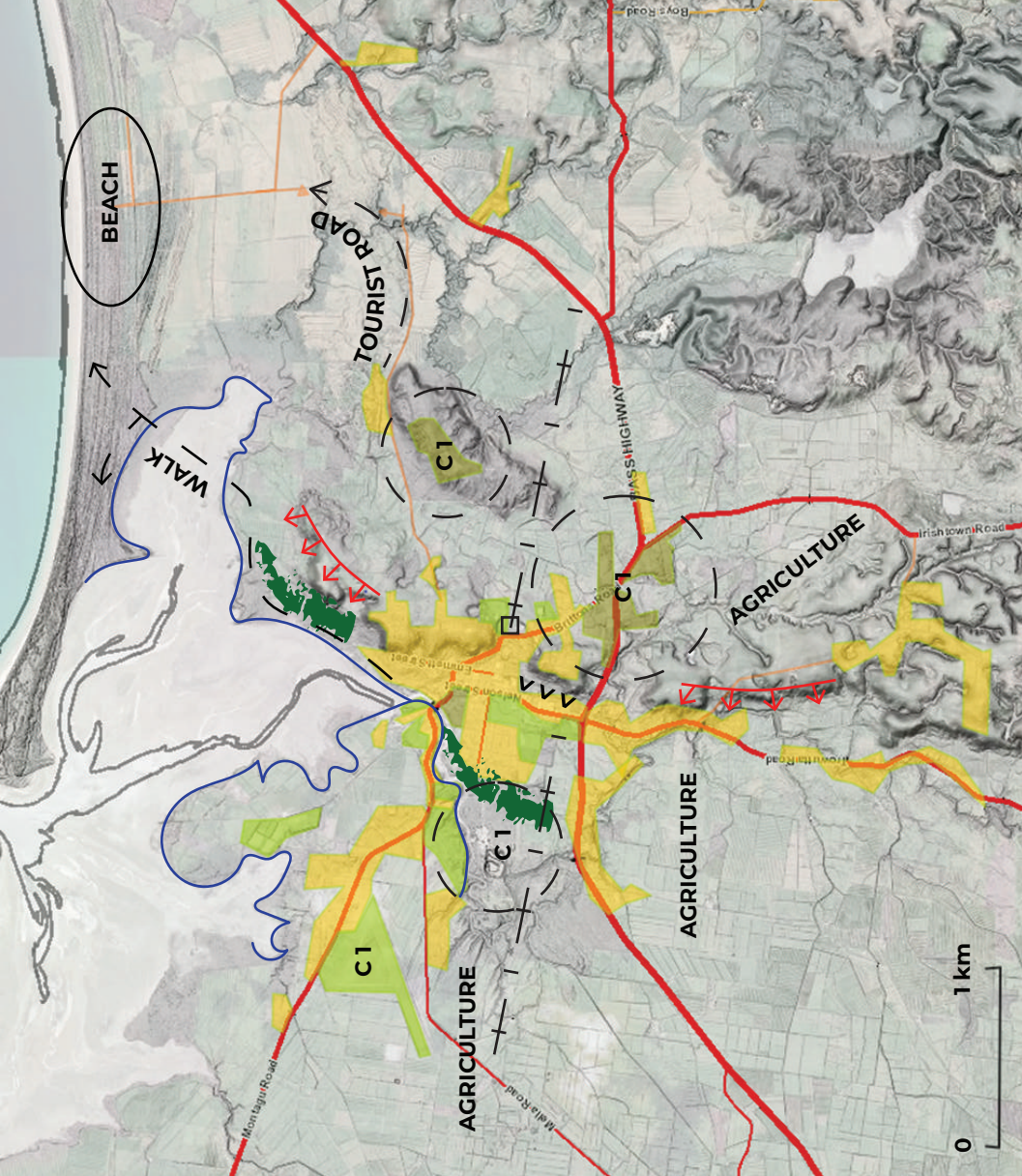
	DENSITY MEDIUM
	DENSITY LOW



TARKINE COAST - WHERE WE LIVE

[illegible]

< CENTRAL COAST / DEVONPORT



SMITHTON OVERVIEW

CONSTRAINTS

- Coastal Waterways
- Land Stability
- Land Use, Industry & Commerce
- HV Power Corridor

VALUES & OPPORTUNITY

- Future Tourist Road
- Beach Access Including Walking Track
- Outlook
- Priority Vegetation

LONG TERM

Develop structure plan to resolve key precincts

- Industry / Commerce
- Learning / Health
- Future Living Areas



TARKINE COAST - WHERE WE LIVE

SMITHTON OPPORTUNITIES

REGIONAL CENTRE

SM 1 - GENERAL RESIDENTIAL

- expand existing serviced areas at Tier Hill and Harrison's Hill

SM 2 - LOW DENSITY PREMIUM

- new high desirability land release at North Smithton with coastal outlook.

SM 3 - EDUCATION & SPORTS PRECINCT

- identify & establish a precinct plan for current & future opportunities in agricultural learning, school expansions & living near learning.

SM 4 - RURAL RESIDENTIAL

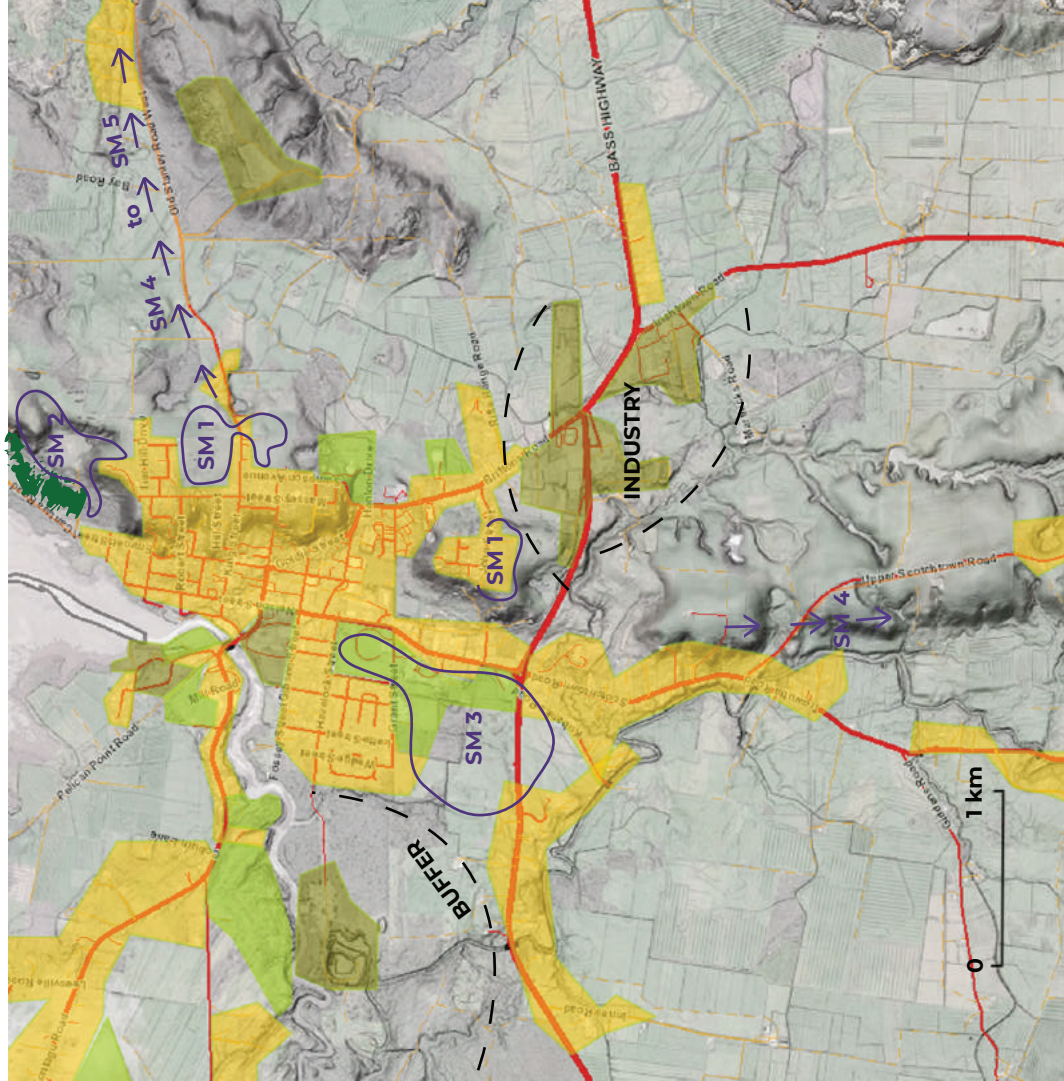
- expand rural residential consistent with existing character, upper Scotchtown & old Stanley Road, consistent with future connection to Anthony Beach.

SM 5 - SATELLITE SUBURB

- future establishment of beach side suburb for Smithton at Anthony Beach.

KEY STRATEGIC AIMS

- Walkway to Sand Pits & Beach
- Tourist Road, Old Stanley Road
- Smithton as centre of Agricultural



TARKINE COAST - WHERE WE LIVE

STANLEY OVERVIEW

CONSTRAINTS

- >>>> Inundation & Drainage
- \\ \\ \\ Landslide
- C1 Noise / Smell
- --> Port Road

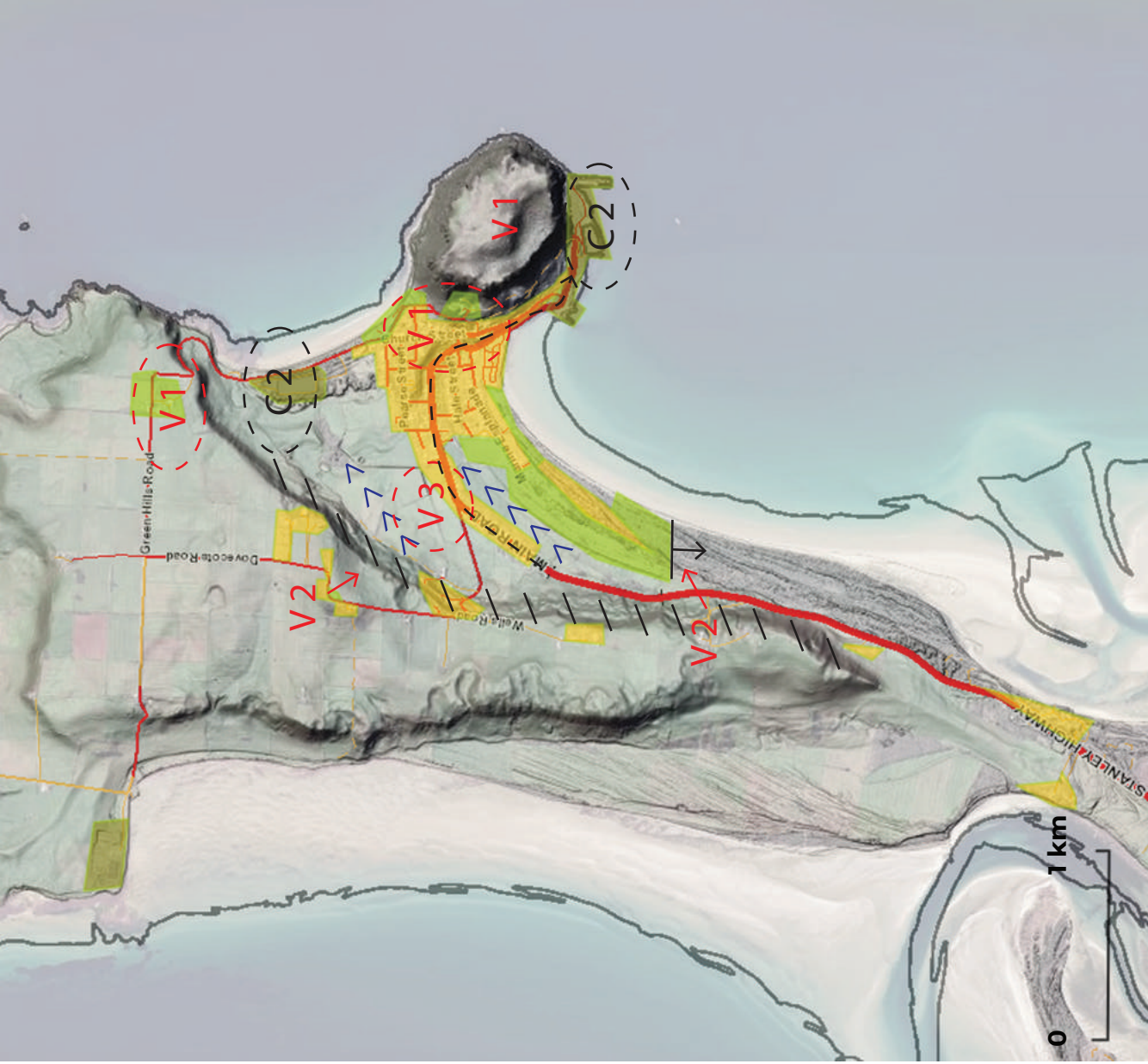
PRIORITY VALUES

- V1 Heritage & Science
- V2 Tourism Visual
- V3 Town Entry

KEY GOAL

Increase the local living opportunities whilst protecting the identity of place, that being:

- small & compact
- coastal & landscape context
- heritage & beauty



TARKINE COAST - WHERE WE LIVE

STANLEY OPPORTUNITIES

LOCALITY - VILLAGE LIVING PRIORITY

ST1 - GENERAL RESIDENTIAL

- new village living area suitably identified as separate but connected to Stanley village.

ST2 - GENERAL RESIDENTIAL TOURISM

- new living precinct distinct in identity & location sympathetic to coast & discrete from village.

ST3 -

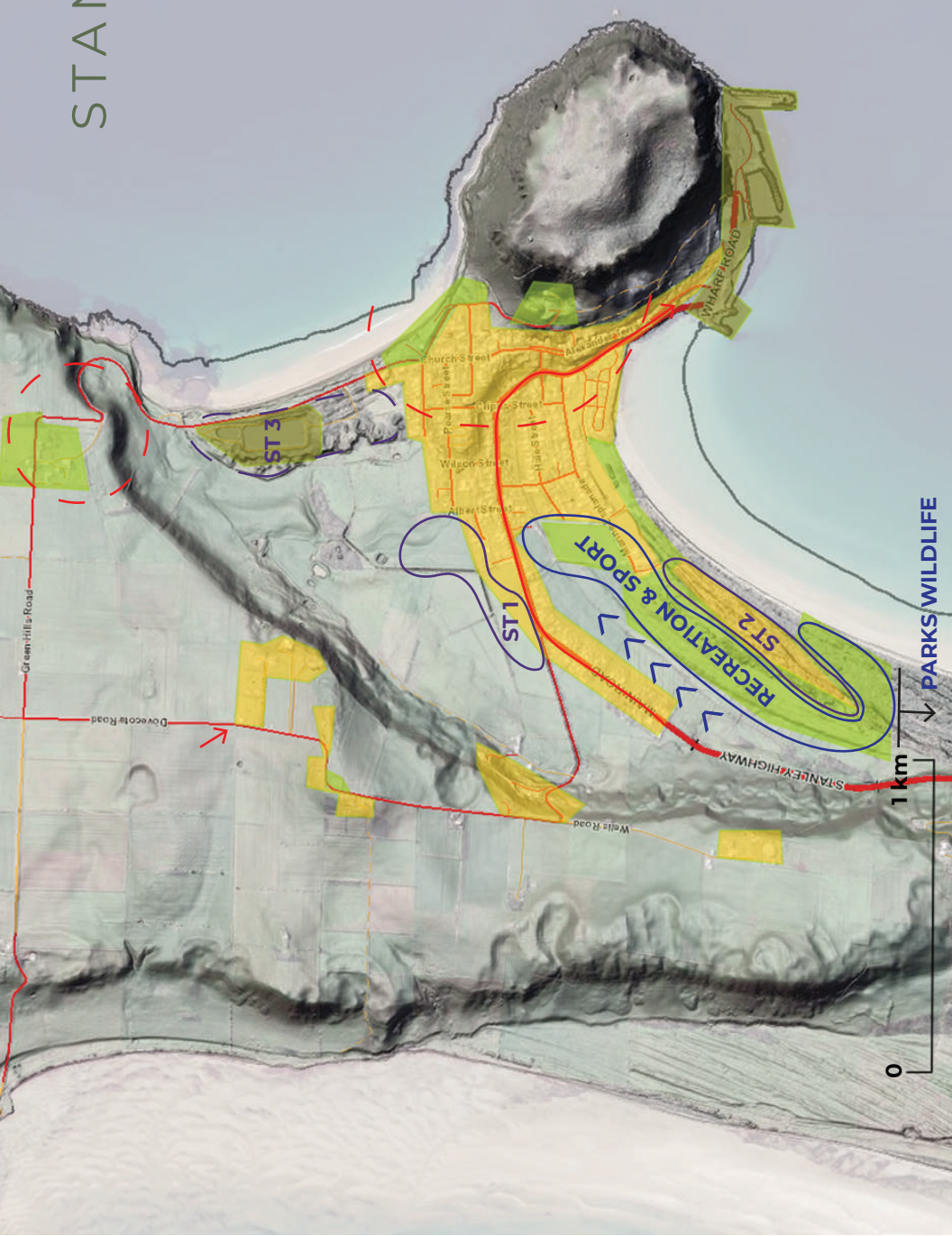
- future growth & opportunity via strategic project to replace ponds.

KEY LONG STRATEGY

- continue to protect & enhance the old village & Stanley port experience.

VIA

- direct new living areas to stand separate from Stanley Village
- continue to explore the visitor experience for heritage & natural values.



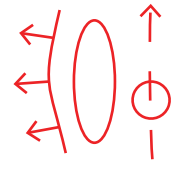
TARKINE COAST - WHERE WE LIVE





HELLYER / ROCKYCAPE OVERVIEW

CONSTRAINTS	PRIORITY VALUES	KEY GOAL
<ul style="list-style-type: none"> >>>>> Inundation & Drainage - - -> Bass Highway (space & access) C1 Use - Industrial - - - Coastal Hazards 	<ul style="list-style-type: none"> Outlook Services Tourism / Visitor Experience 	<p>Respond to current & future demand for desirable living in this Gateway locality by identifying opportunities for safe & suitable living areas & agricultural landuse, delivering sensible living solution to the constraints & values of this coastal community.</p>



TARKINE COAST - WHERE WE LIVE

HELLYER / ROCKYCAPE OPPORTUNITIES

LOCALITY - COASTAL LIVING PRIORITY

HR1 - RURAL LIVING / HOBBY FARMING

- explore ways to increase living in area already identified as small holdings.
- recognise limitations of maintaining agricultural land beyond and highway access.

HR2 - LOW DENSITY COASTAL LIVING

- create desirable, location sensitive living with coastal outlook, suitably discrete from beach, connected to & in support of local tourism venture.
- recognise value of safe highway access, natural values of Rocky Cape National Park & agricultural production.

HR3 - FUTURE GROWTH OPPORTUNITY

- identify suitable land with coastal outlook that may become safely accessed by highway alignment upgrades in the future.

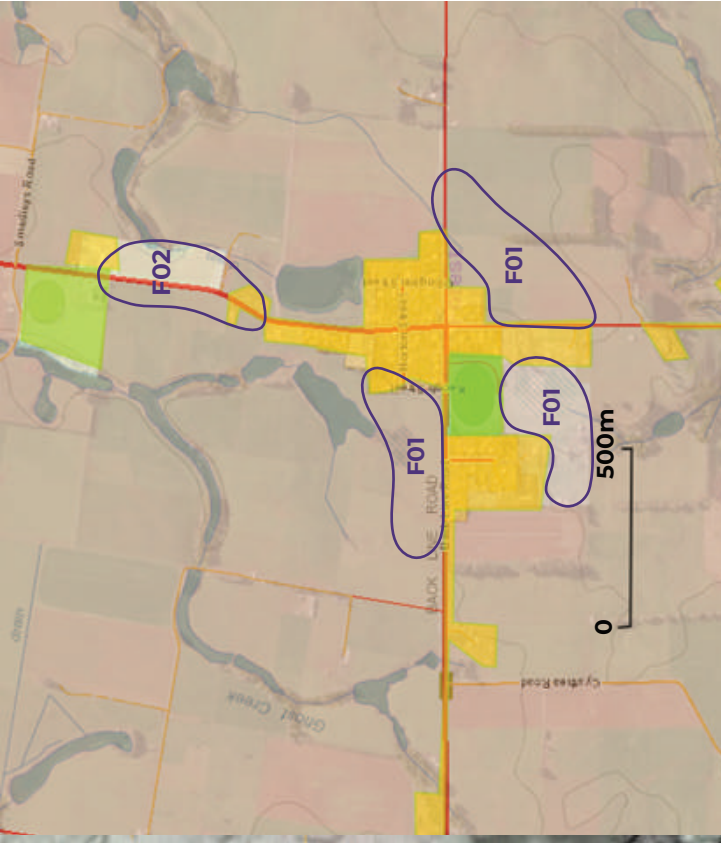
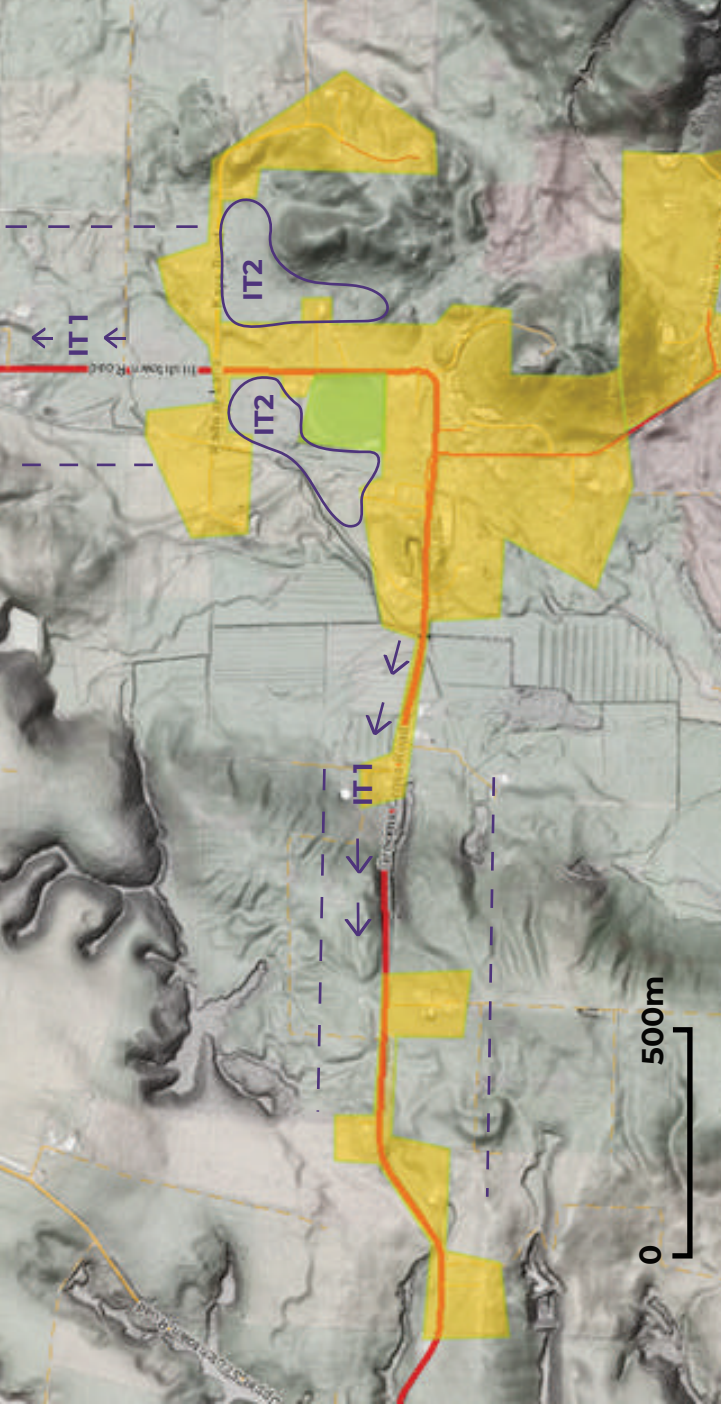
LONG TERM STRATEGY

COASTAL LIVING PRIORITY LOCALITY

- allow desirable coastal living to be readily available so as to grow the municipality & community.
- seek highway realignment to release constraints on existing living.



TARKINE COAST - WHERE WE LIVE



RURAL TOWNSHIPS

↑ IRISHTOWN

VALUES

- strong country town identity
- rural context / streetscape
- history & community

OPPORTUNITIES

- IT1 - Hobby farm & small holdings zone
- IT2 - Village centre invigorate

OTHERS

EDITH CREEK

- VALUES - community, school, industry
- OPPORTUNITIES - primary industry focus

SOUTH FOREST / MAWBANNA / MONTAGU

- VALUES - rural living, agriculture & forestry
- OPPORTUNITIES - increase density, focus on families working in rural

↑ FOREST

VALUES

- vibrant rural town
- community & school
- agriculture, productive & scenic

OPPORTUNITIES

- F01 - grow town
- F02 - connect school to village



TARKINE COAST - WHERE WE LIVE

REMOTE COASTAL LOCALITIES KEY STRATEGIC AIMS

- seal the Western Explorer Road
- develop destination tourism
- grow small farm community
- west coast walk - tarkine iconic brand

< MARRAWAH/REDPA

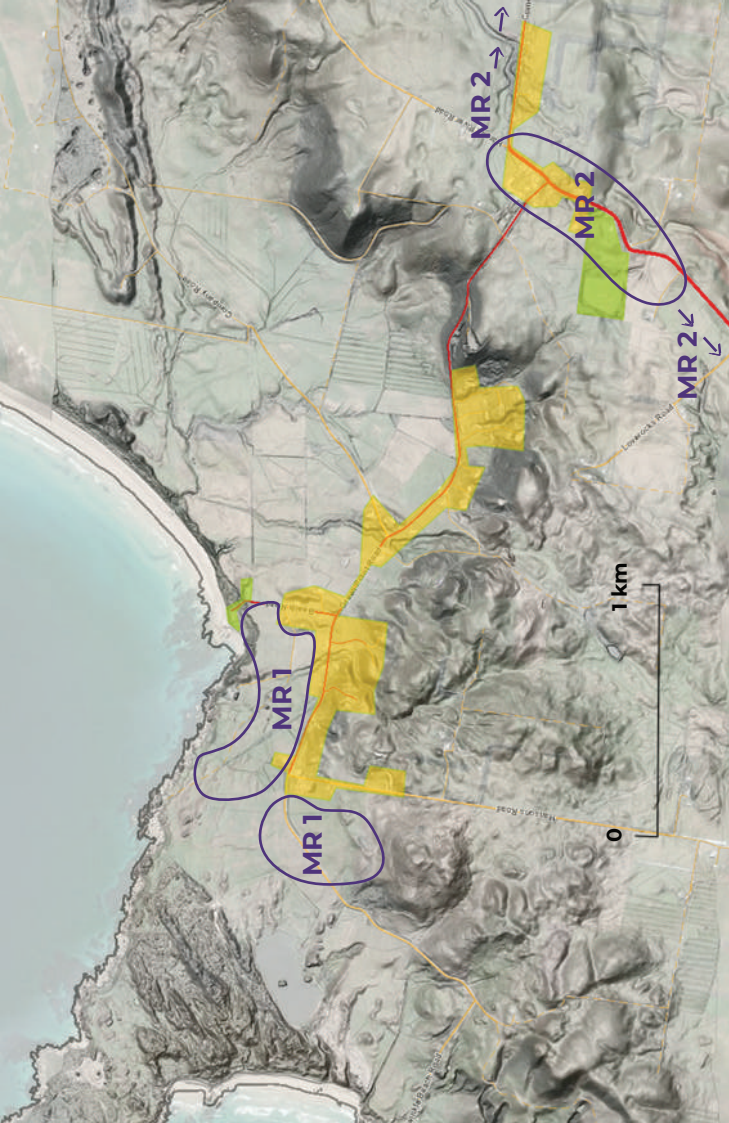
VALUES

- rural hamlet & coastal icon

OPPORTUNITIES

MR1 - sea focus to village

MR2 - hobby farm & micro agriculture district



<ARTHUR RIVER

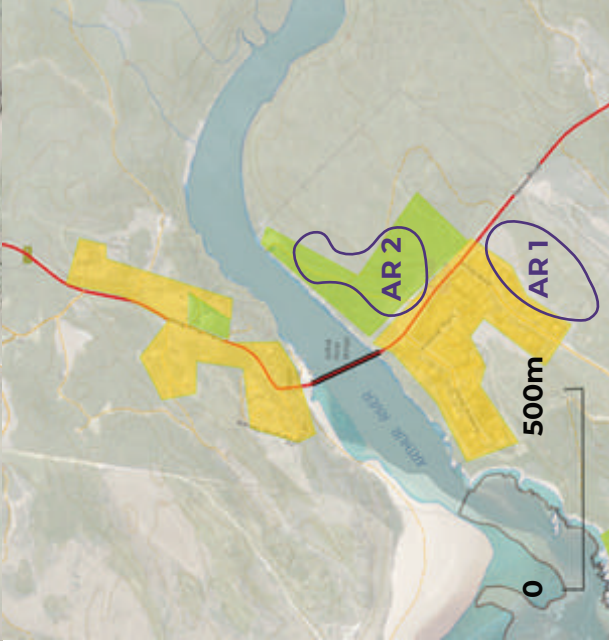
VALUES

- gateway to west coast
- destination & retreat

OPPORTUNITIES

AR1 - new shack land release

AR2 - river focus precinct with river hub tourism and desirable living



OTHER

WEST COAST SHACK COMMUNITIES /

TEMMA / WOOLNORTH ETC.

VALUES

- gateway to west coast
- destination & retreat

OPPORTUNITIES

- world class natural experience
- driving tourism - tarkine experience



TARKINE COAST - WHERE WE LIVE

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TarkineCOAST
Progress Group



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