

Coastal Great Wall

THERE seems to be a general lack of understanding about the impact of the changes to regulations relating to coastal beachfront areas, including those abutting sensitive Crown reserves.

Most concerning is that the new regulations do away with the five-metre building height cap, which will most likely impact the landscape outlook from all perspectives. Not only will present home owners, who count on the five metre cap to preserve their views, be disadvantaged but the view landward will change to something akin to a coastal Great Wall of China.

This is, in some areas, contrary to many years of sensitive development that blends the coastal contours of land and areas of Crown reserve to provide an aesthetically pleasing vista from ocean and land.

Many home owners will be affected by this change. There will be a capital value hit to those unlucky enough to be blinded by this change and to many this will hurt. Particularly those who are full time residents or have retired to the location or have invested in a rental based on an unobstructed view of the ocean.

And, Tasmania, you have the most magnificent array of living areas with views to ocean from near and far, so why would you crowd the foreshore with multi-storey buildings? Why would you cause such stress and potential community animosity?

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