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From: Ron Mitchell <ronie.mitchell@gmail.com>

Sent: Wednesday, 7 June 2023 11:24 AM

To: TPC Enquiry <tpc@planning.tas.gov.au>

Subject: Ranelagh Zoning Property ID 5696086

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Attention of the Commission ,

I have a submission for this property in Ranelagh It was Submitted by Trent Henderson of Red Seal Planning.

The discussion was on the 6th April.

Following discussions with Councilor Mark Jessop I have prepared an option that I believe is more in keeping with your goal and at the same time will suit the council and myself.

Please review the attached

KindRegards

RonMitchell

0427 674 518

Ronald A Mitchell

94, Helen Street

Ranelagh

Tas 7109

Date 5th June 2023

Mobile 0427 674 518

I engaged Trent Henderson of Red Seal planning to do a submission regarding the zoning of our 5.83 Ha property in Ranelagh.

Trent issued the submission and I was present on the 6th of April's Meeting in Huonville, I said a few words and Trent put forward my case. I was pleased with Trent's arguments, however felt that the State Planning Commission did not fully agree. I was sitting next to Councillor Mark Jessop and we chatted a little regarding options.

Since then and following my discussions with my wife and children, all over 40yrs, we came up with another option which we would like the SPC to seriously discuss.

The land in question has a approximately 3 acre paddock with its boundary being Ranelagh Street. This road is bitumen with full drain gutter and foot path on the south side. That side of the road has about 8 houses on it. I am required to pay Water Rates and now Sewerage Rates, when we first bought the property there was only 1 house on that side being 79 Helen St.

We would like to rezone a strip as Residential along the bitumen road, this could be divided into 8 standard, or slightly larger blocks along the road. This would give the Huon Council and additional 8 Rateable properties as and when the blocks are sold and built on. We would retain the rest of the acreage as Rural Resource and it would remain a permanent buffer zone to the intensive agricultural land. We would also then be in a financial position to improve the area either side of the stream using native fauna, also the banks on mountain river.

We live in a house on 3.76 Ha adjacent property where we run a small herd of beef cattle as a hobby.

Yours

Ron and Yvonne Mitchell



STRIP ON RANELAGH ST.
TO BE SEPERATED.