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To: [TPC Enquiry](#)
Subject: Huon Valley council draft LPS
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To The Tasmanian Planning Commission

From Howard Hughes . Email: Hlhughestassie@hotmail.com PH 0429 385 955

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Dear team

Submission 1044 Hallstrack Road draft Huon Valley LPS.

As discussed at LPS Huonville meeting tuesday 13th feb 2024 i now write to you to make a submission as landowner of 1044 Hallstrack Road folio of the register 127980/1 in relation to the proposed change to the zoning with the draft huon valley LPS.

I propose that the zoning would more appropriately be Rural Living Zone D than Rural as proposed under the forthcoming state planning provisions.

Site and Surrounds

1044 Hallstrack Rd consists of 1 title described by folio 127980/1. The site comprises of 33.94 ha of land, with a residential dwelling and 2 out buildings and is split by Hallstrack Rd to the east side.

Existing planning scheme zones

Under the current scheme is zoned Rural.

Currently blocks adjoining to the south are zoned rural.

Draft LPS Zones

In the drafting in 2023 was proposed to be Landscape conservation now in 2024 being proposed to revert back to Rural.

Adjoining blocks 2023 proposed to be Landscape conservation now in 2024 being proposed Rural Living zone D.

My property has been rezoned several times in the past with no notification each time with more restrictions.

As my property is not used for rural purposes i believe that Rural Living Zone D suits my property usage more than Rural or landscape conservation and considering that all the other properties in this cluster were zoned landscape conservation are now being changed to Rural Living Zone D, it would seem to be fair and make sense that my property would

also be zoned Rural living Zone D.

In the past i believe 3 properties being changes Rural Living Zone D were once a part of portfolio 127980/1.

I am understanding that my property is being zoned Rural to not allow subdivision.

If it was zoned Rural Living Zone D it would have 10 ha subdivision restrictions thus limiting it to a division of 3, (1) @ 13.94 ha with existing dwelling and (2) @ 10 ha.

Being that Hallstrack rd splits the property, the (1) 13.94 ha and dwelling having this split the landscape appeal would not change.

This property has 4 access rd 1.being halls track rd and 3. being crown rds, Crown rd to north used by 3 properties and power company access, Crown rd to south being used by 1 property .

The other crown rd is central to hall track rd frontage not developed but has clear paddock access.

So access to any subdivison would not require any clearing of trees,one possible home site is not visable from the road and the other has a screen of trees between road and site thus not affecting landscape appeal.

This whole area has an abundance of properties around 10 ha so i believe they would not look out of place .

Due to current economic times and the housing market i was hoping to assist my 2 sons in to the property market at some stage if approved .

Kind regards, Howard Hughe