

30th May 2020

30 MAY 2022

CUSTOMER SERVICE

File No:

Set ID:

To Huon Valley Council
Tasmanian Planning Scheme

To Whom it May Concern:

Proposal to extend existing Village Zone

Property: Title Reference 141195/1

Your Reference: 2886773

Owner: Kathie Flakemore, 770 Glen Huon Road, Glen Huon Tas. 7109

Ph: 0429 345 302

I have approx. 50 acres of land in Glen Huon

It is proposed under the new scheme to be Zoned Agriculture/Village

I would like you to consider extending the section zoned Village

Approx. 32 acres of the land is Significant Agricultural Land

Approx. 18 acres of the land is very poor, not suitable for growing crops etc. most of this land has very little top soil and a base about 80mm down of a very solid cement like substance. When fencing it is very difficult and sometimes impossible to drive in a star picket etc.

This land has only ever been grazing paddocks and is not suitable for anything else.

The section I propose the Village area to be extended to, is considered to be very close to the centre of Glen Huon, opposite the Glen Huon School and across the road from the Glen Huon Park. When you look at it, it is very surprising that it is not already zoned Village due to its location and the quality of the land. The proposed area has a long road frontage to Main Road Glen Huon of approx. 300 metres.

The benefit to the community would be huge with the possibility of creating work for locals etc. builders, engineers, plasterers, plumbers, electricians, brick layers, painters, joiners, landscapers etc. the list goes on.

It would also help with the housing shortage in the area.

Glen Huon does not have a shop or anything, this proposal could encourage more opportunity to happen in the town eg. Shops, sporting teams etc.

The land has been in my family for approx. 55 years with only cattle or sheep grazing on the proposed section. The other 32 acres is in full production and has been leased for crop growing, with no interest in the 18 acre section.

I hope you will give consideration to this proposal at least for the areas bordering the Main Road of Glen Huon.

Please don't hesitate to contact me if you need more information.

Regards
Kathie Flakemore
Glen Huon

A handwritten signature in blue ink, appearing to read 'Kathie', with a large loop at the end.

NUMBER Y19192

CONVERSION PLAN

Registered Number

P.133150

GRANTEE
PART OF 266A-2R-0P GTD. TO
ALEXANDER M'NAUGHTON

LOCATION

KENT - LEITHBRIDGE

CONVERTED FROM

71/9257

APPROVED 8 DEC 1999

Alice Kawa
Deputy Recorder of Titles

NOT TO SCALE

LENGTHS IN METRES

MAPSHEET MUNICIPAL
CODE No. 4823 - 25,35(115)

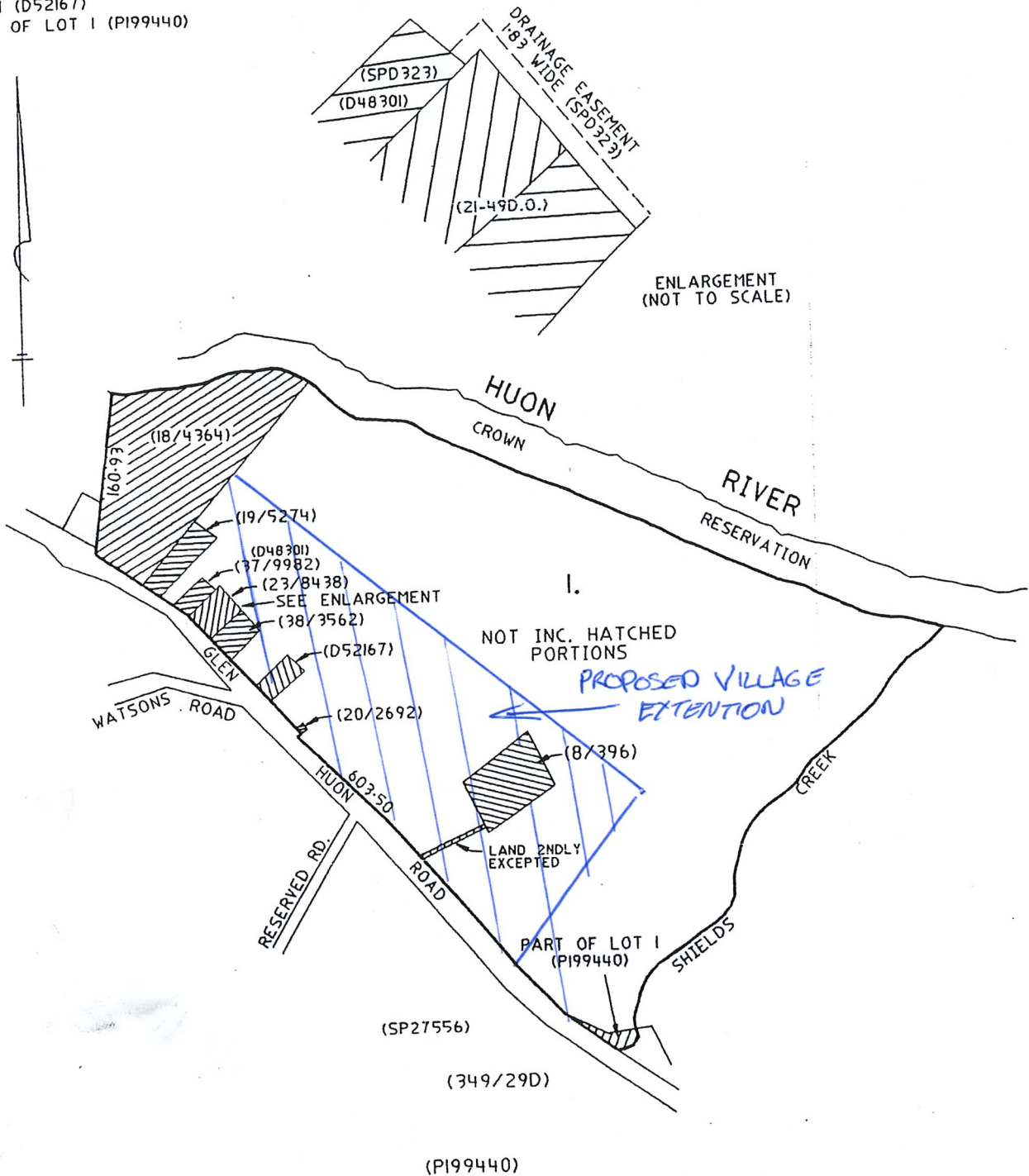
LAST
UPI No. 2203201

LAST PLAN
No.

ALL EXISTING SURVEY NUMBERS TO BE
CROSS REFERENCED ON THIS PLAN

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"

LOT 1 (D52167)
PART OF LOT 1 (P199440)



C.L.