

**From:** "Lachlan Kranz" <lkrantz@huonvalley.tas.gov.au>  
**Sent:** Wed, 1 Jun 2022 16:52:23 +1000  
**To:** "Kelly Davis" <kdavis@huonvalley.tas.gov.au>; "Lyle Ground" <lground@huonvalley.tas.gov.au>  
**Subject:** FW: Possible submission to the LPS  
**Attachments:** Planning Huon - Kane Ebel.DOCX

Hi Kelly,

One more rep to include. Note it may be a duplicate.

Also well done on totally rigging the guessing game today. You delivered the news with style.



**Lachlan Kranz**  
Director Infrastructure Services  
Phone: [03 6264 0315](tel:0362640315)  
Email: [lkrantz@huonvalley.tas.gov.au](mailto:lkrantz@huonvalley.tas.gov.au)

Huon Valley Council  
40 Main Street, Huonville, Tas, 7109  
[www.huonvalley.tas.gov.au](http://www.huonvalley.tas.gov.au)

**We acknowledge the Traditional Custodians of the South East Nation, the Melukerdee people of the Huon River and the Lyluequonny people of the Far South. We recognise their continuing connection to land, water and culture, and pay respects to the Elders past, present and emerging.**

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**From:** Risby, Brian <Brian.Risby@dpac.tas.gov.au>  
**Sent:** Wednesday, 1 June 2022 4:34 PM  
**To:** Lachlan Kranz <lkrantz@huonvalley.tas.gov.au>; Lyle Ground <lground@huonvalley.tas.gov.au>  
**Cc:** Cullen, Julie <Julie.Cullen@dpac.tas.gov.au>  
**Subject:** Possible submission to the LPS

Good afternoon Lachlan and Lyle,

We have received an email which to all intents and purposes seems to be a submission in relation to the zoning of land through the draft LPS. I am not sure if it has been sent to you directly or sent to the State Planning Office by mistake.

As we received this on 31 May it is probably prudent that you accept this as a submission within the time you have allowed.

Regards,

Brian

**Brian Risby** FPIA | Director  
State Planning Office  
Department of Premier and Cabinet  
Level 7 / 15 Murray Street, Hobart TAS 7000 | GPO Box 123, Hobart TAS 7001  
(p) +61 3 62327066  
(m) 0415848456

[Brian.Risby@dpac.tas.gov.au](mailto:Brian.Risby@dpac.tas.gov.au)

[www.planningreform.tas.gov.au](http://www.planningreform.tas.gov.au) | [www.dpac.tas.gov.au](http://www.dpac.tas.gov.au)



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Attention state planning office.

I write to you with great concern regarding the short time frame you have left us within the consultation period. I recently received your letters for the three properties that we own within the dover area announcing yet another change to the zoning, letters dated the 3<sup>rd</sup> of May that did not reach me until late in the second week of May. Once again you seek to devalue 2 of my properties by changing the current zoning for absolutely no apparent reason. The first property is title reference 153985/2. This property is 4.7 acres adjoining shale bay on the Esperance River. It is currently zoned rural resource and now you wish to change it to rural. This property is 4.7 acres, there is no possible way of producing fruit, vegetables or any alternative produce from this very small block of land and most certainly not for profit. This block is a hobby block at best. I have no idea how 4.7 acres could be zoned rural resource for a start but I most certainly will not accept a change from rural resource to rural in this proposal that you have sent me. This property is rural living only.

The second property is my home title ref 153985/3 and is 1.7 acres. Unbeknownst to us, approximately 3 years ago the zoning for the property was changed from rural living to significant agricultural. There was absolutely no consultation with us in regards to the change nor were we notified by any department of the change. We found out from our bank manager when applying for loan approval to purchase title ref 153985/2, much to our disbelief. Now you wish to change this property zoning again from significant agricultural to agricultural. This property is 1.7 acres, it is my home and nothing more. This property could not grow a bag of carrots so why it was changed from rural living B [as it was when we purchased the property] , then changed to rural living, and then changed to significant agricultural is beyond me. What this zone change did was significantly impact on my borrowing power against the property.

Further it has significantly lowered the value of my property as a potential buyer must have a higher percent deposit to lend money from a bank to purchase significant agricultural property. It is deemed as high risk and difficult to sell by most popular banks and that puts it far out of reach from a potential buyer. Banks simply do not like to lend money on this zoning so my property has been devalued as a result. All this over 1.7 acres mind you. As it is deemed high risk and hard to sell, it is deemed risky for the banks to lend against and as a result has had a financial impact on me and my family. I will not except any rezoning on my property unless it goes back to the rural living B that it was zoned when I purchased the property. I am investigating legal action over the rezoning that occurred on my residential property and investigating legal action regarding compensation for rezoning my home of 1.7 acres from rural B to significant agricultural. My bank has possession of three titles of mine for properties that I work hard for every day. I have purchased these three titles with a goal in mind, some short term, some long term. However they are my properties, no department has the right to change what I own for good or for bad and I have simply had enough of this nonsense. Use some common sense and stop meddling with peoples' lives and finances. We all have had enough.

I do not understand the thinking behind this ridiculous significant agricultural zoning on 1.7 acres being rezoned to agricultural, and the ridiculous rural resource zoning on 4.7 acres being rezoned to rural. Zone them as what they are, lifestyle blocks, rural living. I further ask for a transparent explanation of what the changes actually mean within the zones that are, compared to the zones proposed. The information on the website is the most unhelpful information that I have ever seen, it explains nothing with any clarity what so ever. Please properly inform me by comparison so I can properly see and understand the consequences of your proposal. I would also like to

add just how poor it is to receive 3 letters for 3 properties within the last three weeks of a supposedly three month consultation period. Very poor indeed.

Yours sincerely

Kane Ebel

0427 553 509

[kaneandkelli@bigpond.com](mailto:kaneandkelli@bigpond.com)

Po Box 140

Dover 7117

Tas