

**From:** "Stephen Bartels" <abtec2@internode.on.net>  
**Sent:** Tue, 24 May 2022 20:39:42 +1000  
**To:** hvc@huonvalley.tas.gov.au  
**Cc:** michael.ferguson@dpac.tas.gov.au;jacquie.petrusma@dpac.tas.gov.au;nic.street@parliament.tas.gov.au;david.obyrne@parliament.tas.gov.au;rosalie.woodruff@parliament.tas.gov.au;dean@deanwinter.net;guy.barnett@dpac.tas.gov.au;stateplanning@dpac.tas.gov.au  
**Subject:** Huon Valley planning changes - Tasmanian Planning Scheme  
**Attachments:** 504 North Huon Road.pdf, Banskia Road.pdf, Lot 14 Flakemores Road.pdf, Huon View Road.pdf  
**Importance:** High

To Whom it may concern,

Please see attached letters referring to my disagreement with the changes to the zoning of some of my properties in the Huon Valley Region.

Regards,  
Stephen Bartels  
0419 502 722

Huon Valley Council  
40 Main Street  
Huonville TAS 7109

24/04/2022

Via email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

To Huon Valley Council,

I Stephen Bartels owner of 504 North Huon Road, Ranelagh TAS 7109 and title reference 213051/1 currently zoned Rural Resource.

I have not had adequate opportunity to engage a planner to properly review what the new zone means to my property. I disagree with this proposed change of zone to Landscape Conservation.

This block of land is surrounded by rural and agricultural land except for the small block adjoining it. It looks to me that you have randomly picked blocks which are forested in the foreground off North Huon Road yet somehow Dorset Hill to the north is forested and yet that has been kept rural in the new planning scheme. This definitely not complying with the Tasmanian Planning Scheme Guidelines.

What is your logic behind classifying a commercial sawmill currently zoned Rural to the new Landscape Conservation? This is not a similar zoning as the guidelines state.

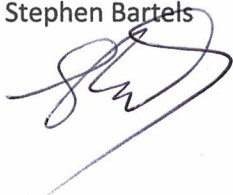
For the past 100 years this block has been selectively logged as soon as the trees reached a marketable size. The nearest new zoning will be Rural.

If you the HVC intend to restrict and devalue my land by changed zoning, then under the current usage laws I suppose I have to get this noisy timber mill up and running to full capacity again and expand to add value back to it. This would be at great upset to ALL my neighbours.

By copy of this letter I am requesting Council to accept my representation (submission) to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission in the near future to review any zone impacts or changes to my property should the zone be changed to anything other than Rural.

Regards,

Stephen Bartels



Huon Valley Council  
40 Main Street  
Huonville TAS 7109

24/05/2022

Via email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

To Huon Valley Council,

I Stephen Bartels owner of land in Banksia Road, Mountain River TAS 7109 and title reference 22036/1 currently zoned Rural Resource.

I have not had adequate opportunity to engage a planner to properly review what the new zone means to my property. I disagree with this proposed change of zone to Landscape Conservation.

This land has always been and it should remain as rural and is classified as Primary Production by the State Revenue Office.

This land has been used as rural farming land for the last 100 years by the previous owners and myself for the last 20 years. Cattle are put onto this block during the winter months. Small paddocks within the block plus the undergrowth are a very staple diet and it also reduces the fire hazard for summer. This block is also selectively logged for milling and firewood as the need arises.

The Tasmanian Planning Scheme Guidelines for the Huon Valley clearly state that the new zoning classifications will be similar to the old version. The new landscape conservation zone is definitely not rural zoning. The nearest new zone will be Rural.

By copy of this letter I am requesting Council to accept my representation (submission) to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission in the near future to review any zone impacts or changes to my property should the zone be change to anything other than Rural.

Regards,

Stephen Bartels



Huon Valley Council  
40 Main Street  
Huonville TAS 7109

24/05/2022

Via email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

To Huon Valley Council,

I Stephen Bartels owner of Lot 14 Flakemores Road, Eggs and Bacon TAS 7112 and title reference 8131/14 currently zoned Low Density Residential.

I have not had adequate opportunity to engage a planner to properly review what the new zone means to my property. I disagree with this proposed change of zone to Landscape Conservation.

This already existing subdivision approved by the Huon Valley Council totally goes against the Tasmanian Planning Scheme Guidelines as there is still a low density residential zone and zoning was supposed to be applied on a like for like basis.

Forest area surrounded by shacks is a fire safety risk, there is roughly 178 Hectares of retained forest surrounding Eggs and Bacon, this providing plenty of bush without the need to lock up a few small blocks within the small developed population of Eggs and Bacon.

This already approved subdivision of small blocks should be able to be maintained for fire protection and safety. Low density residential fits in largely with the rest of the area, small developed population.

By copy of this letter I am requesting Council to accept my representation (submission) to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission in the near future to review any zone impacts or changes to my property should the zone be changed to anything other than Low Density Residential.

Regards,

Stephen Bartels



Huon Valley Council  
40 Main Street  
Huonville TAS 7109

24/05/2022

Via email: [hvc@huonvalley.tas.gov.au](mailto:hvc@huonvalley.tas.gov.au)

To Huon Valley Council,

I Stephen Bartels owner of land at Huon View Road, Lower Longley TAS 7109 and title reference 160523/4 currently zoned Rural Resource.

I have not had adequate opportunity to engage a planner to properly review what the new zone means to my property. I disagree with this proposed change of zone to Landscape Conservation.

This land has always been and it should remain as rural and is classified as Primary Production by the State Revenue Office.

This land has been used as rural farming land for the last 100 years by the previous owners and myself for the last 15 years. Cattle are put onto this block during the winter months. Small paddocks within the block plus the undergrowth are a very staple diet and it also reduces the fire hazard for summer. This block is also selectively logged for milling and firewood as the need arises.

The Tasmanian Planning Scheme Guidelines for the Huon Valley clearly state that the new zoning classifications will be similar to the old version. The new landscape conservation zone is definitely not rural zoning. The nearest new zone will be Rural.

By copy of this letter I am requesting Council to accept my representation (submission) to the LPS planning changes and that I now be included in the opportunity to provide more detail and undertake a face to face review with the Tasmanian Planning Commission in the near future to review any zone impacts or changes to my property should the zone be changed to anything other than Rural.

Regards,

Stephen Bartels

