
From: Nicholas Daft <[REDACTED]>
Sent: Monday, 27 April 2026 1:42 PM
To: Kingborough LPS
Subject: CM: Submission re zoning

Date: 15 April 2026

To:
Tasmanian Planning Commission
Kingborough Draft LPS Assessment
Email: KingboroughLPS@planning.tas.gov.au

Re: Submission – Kingborough Draft Local Provisions Schedule (LPS)

Property: Title [REDACTED]
Address: [REDACTED] Margate TAS 7054
Owner: Nicholas Phillip Daft

Dear Sir/Madam,

Mr Nicholas Phillip Daft, the registered proprietor of the above-mentioned property.

We refer to correspondence issued by the Tasmanian Planning Commission dated 2 April 2026 regarding the zoning of the subject land under the Kingborough Draft Local Provisions Schedule (LPS), specifically the recommendation for the land to remain within the *Landscape Conservation Zone*.

Our client wishes to formally lodge this submission to express concern regarding the proposed zoning outcome and its long-term implications.

Future Use and Development Intent

At the time of acquisition, the property was purchased with a clear and reasonable expectation that it would provide flexibility for future use, including:

- The potential for subdivision (subject to appropriate approvals), and/or
- The construction of a workshop/shed to support business and operational activities

These uses are consistent with rural and semi-rural land use expectations within the Kingborough municipality and form part of our client's long-term retirement and financial planning.

The proposed zoning, if applied in its current restrictive form, may significantly limit or entirely preclude these reasonable uses.

Economic and Planning Considerations

It is submitted that overly restrictive zoning, such as the Landscape Conservation designation, has the practical effect of "locking up" land without appropriate consideration of:

- The economic viability of privately owned land
- The rights of landowners to reasonably utilise and develop their property
- The broader need for growth, infrastructure, and small-scale enterprise within the Kingborough region

Kingborough is a growing municipality, and it is critical that planning controls strike a balanced approach between environmental considerations and sustainable development.

Restricting land to the extent proposed risks:

- Reducing property value over time
- Limiting intergenerational wealth transfer
- Discouraging investment and development within the region

Our client specifically raises concern that such zoning may diminish the value of the property, thereby adversely impacting future planning for their children and long-term family interests.

Strategic Need for Flexibility

We submit that planning frameworks should:

- Allow for controlled and responsible subdivision opportunities
- Enable construction of ancillary structures such as workshops and sheds
- Support small business and operational use where appropriate

A blanket or overly rigid conservation zoning fails to recognise the diverse needs of landowners and the economic realities of land use in regional Tasmania.

Submission Position

Accordingly, our client respectfully requests that the Commission:

1. Reconsider the appropriateness of the Landscape Conservation Zone as it applies to this property;
2. Provide for greater flexibility within the zoning framework to allow for:
 - Future subdivision (subject to assessment), and/or
 - Development of a workshop/shed for legitimate use;

3. Ensure that the planning scheme does not unreasonably sterilise privately owned land or remove its practical and economic utility.

Conclusion

This submission is not made in opposition to environmental protection principles, but rather in support of a balanced and practical planning outcome that recognises both environmental values and the rights of landowners.

Our client seeks a fair and reasonable framework that allows for future opportunity, rather than one that permanently restricts land use and diminishes long-term value.

We thank the Commission for the opportunity to provide this submission and request that it be given due consideration.

Should you require any further information, please do not hesitate to contact me

Yours faithfully,

Nicholas Phillip Daft

Title [REDACTED]

[REDACTED]

Margate TAS 7054

[REDACTED]