
From: Mike Johnson [REDACTED] >
Sent: Sunday, 3 May 2026 6:43 PM
To: Kingborough LPS
Subject: Attached pdf submission from [REDACTED]
Attachments: submission to 2.pdf

To the Tasmanian Planning Commission,

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property be included within the Rural Living Zone (RLZ) under the draft Kingborough Local Provisions Schedule (LPS), rather than remaining in the Landscape Conservation Zone (LCZ) as exhibited.

I did not make a formal representation during the public exhibition period and have not previously had correspondence with the Commission. I understand that this letter has been sent to ensure procedural fairness and provides me with a clear opportunity to formally participate in this stage of the process. I take up that opportunity and submit as follows.

PROPERTY DETAILS:

Landowner name(s)	Michael Anthony Johnson And Wilma Elisabeth Johnson
Property address	██████████
Title reference (folio)	██████
Lot size (approx.)	3 Hectares
Locality	Kettering
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Rural Living Zone (RLZ)
Position in this submission	Accept RLZ — support and argue correct subcategory B

STATEMENT OF POSITION:

I support the Ireneinc recommendation that my property be included within the RLZ under the draft Kingborough LPS.

The RLZ is a significantly more appropriate zone for my property than the exhibited LCZ.

I make this submission to: (1) provide the Commission with property-specific evidence supporting the RLZ recommendation; (2) identify the most appropriate RLZ subcategory for my property; and (3) ensure the Commission does not revert to LCZ at the final determination stage.

The subcategory I seek for my property is:

Rural Living Zone B (minimum lot size 2 ha) — the existing lot pattern in my locality is consistent with lots of up to approximately 3 ha

SUPPORTING EVIDENCE AND ARGUMENTS:

The RLZ recommendation is consistent with the Zone Guidelines

Zone Guideline RLZ 1(a) — residential character with rural activities

Zone Guideline RLZ 1(a) provides that the RLZ should be applied to residential areas with larger lots where the existing and intended use is a mix between residential and lower-order rural activities, with priority given to the protection of residential amenity. This accurately describes my property.

My property contains two independent detached dwellings and outbuildings. A significant area of my land is cleared, there are numerous exotic tree species and an orchard and part of the property is operated as a commercial market garden.

LOCALITY-SPECIFIC CONTEXT

Kettering East and Oyster Cove

The Ireneinc report recommends RLZ for my property. I agree with this recommendation

CONCLUSION AND RELIEF SOUGHT

For the reasons set out above, I submit that:

1. The Ireneinc recommendation to include my property within the RLZ is correct and is consistent with the Zone Guidelines (Guideline No. 1) and the requirements of section 34 of LUPAA.
2. The exhibited LCZ was not appropriate for my property and should not be reinstated. The RLZ recommendation reflects a more rigorous analysis and should be adopted.
3. The most appropriate RLZ subcategory for my property is RLZ [A/B/C/D], which reflects the existing pattern and density of development in my locality under Zone Guideline RLZ 3, and [does not allow / significantly constrains] further subdivision.
4. Any landscape values in the broader locality can be appropriately managed through existing overlay controls — NAC, PVA overlay, and SPC — in combination with the lot size controls of the RLZ subcategory.

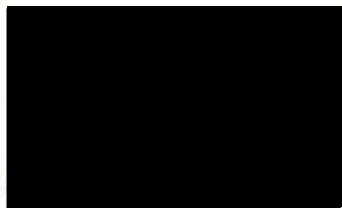
I respectfully request that the Commission:

- Adopt the Ireneinc recommendation and include my property within the RLZ subcategory B in the Kingborough Local Provisions Schedule; and
- Not revert to the exhibited LCZ, which is not supported by the site-specific evidence for my property.

I request that the folio of the Register [REDACTED] at [REDACTED], Kettering, be included within the Rural Living Zone in the Kingborough Local Provisions Schedule, consistent with the Ireneinc recommendation.

Signed:

Wilma Elisabeth Johnson



Michael Anthony Johnson

Date: 30/4/2026

Contact

email: [REDACTED]

Phone Michael Johnson: [REDACTED]

Wilma Johnson: [REDACTED]