
From: Nicholas Daft <[REDACTED]>
Sent: Monday, 27 April 2026 1:36 PM
To: Kingborough LPS
Cc: Phillip Daft
Subject: CM: Submission

Dear Sir/Madam,

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

Property: [REDACTED] Tasmania

Title Reference: [REDACTED]

I, Phillip Daft, am the registered proprietor of the above-mentioned property and make this formal submission in response to correspondence issued by the Tasmanian Planning Commission dated 2 April 2026 concerning the exhibited zoning under the Kingborough Draft Local Provisions Schedule (LPS).

1. Introduction

This submission is made in respect of the proposal to apply, and retain, the Landscape Conservation Zone to my property, as recommended in the IreneinC report.

I respectfully submit that this zoning is inappropriate and seek that it be amended to the Rural Living Zone, which more accurately reflects the characteristics of the land, its capacity for use, and the strategic planning needs of the locality.

2. Background and Landowner Position

I purchased this property and have consistently maintained it to a high standard within my means, ensuring that it remains well managed and responsibly cared for.

At the time of acquisition, and throughout my ownership, I have held a reasonable and legitimate expectation that the property would contribute to my long-term financial security, including forming part of my retirement planning and supplementing my superannuation. The ability to utilise and, where appropriate, develop the land is central to that expectation.

The proposed zoning materially undermines this position.

3. Physical Characteristics of the Land

The subject land is not characterised by dense or sensitive vegetation. To the contrary, it contains relatively limited tree cover and vegetation, and does not exhibit the environmental attributes typically associated with land warranting strict conservation zoning.

Further, the property benefits from main road frontage to [REDACTED], providing practical and efficient access. This frontage materially enhances the land's suitability for:

- Orderly subdivision
- Safe and compliant access to any future lots
- Construction and servicing of permissible development

These physical attributes support the conclusion that the land is well suited to a Rural Living classification and can accommodate low-density development without adverse environmental impact.

4. Existing and Proposed Planning Context

The property was previously zoned Environmental Living, which provided an appropriate balance between environmental considerations and practical land use.

The proposed Landscape Conservation Zone introduces a significantly more restrictive planning regime, limiting:

- Subdivision potential
- The construction of essential outbuildings such as workshops and sheds
- The ability to utilise the land for productive rural-residential or business-supporting purposes

The Rural Living Zone, by contrast, provides a more proportionate and appropriate framework, enabling controlled development while maintaining necessary safeguards.

5. Grounds for Rezoning to Rural Living

(a) Alignment with Land Capability and Use

The physical characteristics of the land, including limited vegetation and established road access, support its suitability for rural-residential development consistent with the Rural Living Zone.

(b) Disproportionate Restriction Under Landscape Conservation

The application of the Landscape Conservation Zone imposes constraints that are excessive relative to the actual environmental value of the land and unnecessarily restrict reasonable use.

(c) Consistency with Locality and Strategic Outcomes

A Rural Living zoning better reflects:

- The broader land use pattern in the area
- The need for low-density residential opportunities
- The importance of enabling landowners to utilise their land productively

(d) Economic Impact and Legitimate Expectation

The proposed zoning significantly diminishes the value and utility of the property and undermines the reasonable expectation that it could contribute to long-term financial planning, including retirement.

6. Intended Use and Future Flexibility

It is my intention to retain flexibility to:

- Undertake subdivision at an appropriate scale, subject to approval
- Construct a workshop/shed and associated infrastructure
- Utilise the land for rural-residential purposes and small-scale enterprise

Given the land's characteristics and access, such outcomes are both practical and appropriate.

7. Relief Sought

In light of the above, I respectfully request that the Commission:

1. Reject the application of the Landscape Conservation Zone to [REDACTED];
2. Apply the Rural Living Zone to the subject property; and
3. Ensure that the final LPS reflects a balanced and proportionate approach that recognises land capability, access, and reasonable landowner expectations.

8. Conclusion

The proposed Landscape Conservation zoning imposes an unnecessary and disproportionate restriction on the use of my land, particularly given its limited vegetation and strong access characteristics.

Rezoning to Rural Living would represent a more appropriate, fair, and strategically sound planning outcome.

I respectfully request that this submission be given full and proper consideration.

Yours faithfully,

Phillip Daft

[REDACTED]

Tasmania

Ph: [REDACTED]

Email: [REDACTED]