
From: Jacqui Rostron [REDACTED]
Sent: Sunday, 3 May 2026 8:56 PM
To: Kingborough LPS
Subject: Submission for [REDACTED] - LCZ
Attachments: [REDACTED] - LCZ .pdf

To whom it may concern,

Please see attached our submission regarding [REDACTED], Lower Longley, TAS 7109.

Any questions please let me know.

Regards

Jacqueline Rostron

Statement of Objection

Kingborough Council Proposed Rezoning of [REDACTED], Lower Longley Landscape Conservation Zone / Rural Zone / Split Zoning

To Whom It May Concern,

Our names are Jacqueline and James Andrew Rostron, and we are the property owner of [REDACTED] Lower Longley. We have owned and/or lived at this property for 39 years and prior to this our property had been used for small fruits, farming and timber milling prior to that.

I am writing to formally object to the proposed rezoning of our property under the Kingborough Draft Local Provisions Schedule and/or the Irene Inc review proposal to the Landscape Conservation Zone, Rural Zone, or split zoning.

I believe the Rural Living Zone is the most appropriate zoning for my property. This is consistent with the original purchase expectations, previous zoning allowances, the history of residential use, my long-term residency and ownership, the intended future residential use of the site, and the established rural living character of [REDACTED] and Lower Longley.

Background

I chose [REDACTED], Lower Longley as my home because of its rural setting and community character. While I strongly support the protection and care of Tasmania's natural landscapes, I do not support rezoning privately owned residential land to a zone that may restrict reasonable residential use.

Our property was an original land grant to Louis Frederic Charles Krause a farmer on the 15th June 1916 who logged and cleared the land for farming activities then transferred to James Otto Krause (farmer) on the 26th June 1929 and Henry Wedge Rossiter (farmer)

Hilton Edwin Nichols and Molly Martha Nichols were its next occupants on the 24th August 1929 that were small fruit growers with a mortgage to Henry Jones and company. It then transferred to Rossiter as the same small fruits on the 4th October 1968.

The next to purchase was Stuart Bennet and his Partner whom started to build our home and then it went to Nicholsons whom completed our home using it for livestock and family living.

We purchased the house and land in 1987 and have used it as an equestrian facility and family home. We live within a large equestrian community with three acreage properties

on [REDACTED] and an equestrian training centre business (Kyalami equestrian) within 1.6 km of our home and all with multiple horses.

Rezoning my property to the Landscape Conservation Zone or Rural Zone could negatively affect my ability to continue intergenerational living, manage the land responsibly, maintain fire safety, obtain insurance or finance, build a future dwelling, or retire on the property.

We currently manage a large foxglove infestation, fireweed, ragwort, Hemlock, California thistle and capeweed issue plus maintain council drains on our roadside due to poor under road angle / sighting of said drain that frequently blocks with leaves and tree debris as that seems to be the one thing that council do not do with their road maintenance.

We currently have my daughter and her three children plus a son move home due to cost of living pressures having owned their own homes however could no longer manage so now we have 7 people living in a 3 bedroom home and it was hoped that we could build a tiny home for ourselves and they have use of the house and land and be there for us as we age. Under LCZ this would no longer be possible.

These were reasonable expectations when the property was purchased.

Policy and Guideline Concerns

Guideline No. 1 states that the **Landscape Conservation Zone should not be applied to land where the priority is residential use and development**. It also states that the Landscape Conservation Zone is **not a replacement zone for the Environmental Living Zone**.

The principal use and priority for [REDACTED], Lower Longley is residential.

For continuity, fairness, and reasonable use of private property, the Rural Living Zone is the appropriate translation.

Strategic Intent and Community Impact

The use of “strategic intent” to identify rural living settlements appears subjective and inconsistent. It does not properly account for properties such as mine, which are part of an existing rural living community but may be shaped by hills, bushland, country roads, and natural formations.

This approach risks disregarding land that was purchased or inherited under previous planning schemes with the expectation of future rural living use.

Impacts of Landscape Conservation Zoning

Applying the Landscape Conservation Zone may restrict my ability to manage the land as I have historically done.

My family values the natural environment and has cared for the land, protected flora and fauna, kept animals, operated from the property, and maintained the property responsibly. Private landowners play an important role in caring for these areas, and unnecessary restrictions may reduce that practical care.

The Landscape Conservation Zone is not required to protect natural values in this area, as these matters can be managed through appropriate overlays and natural values codes.

Overlay and Hazard Codes

I do not agree with the application of the Landslip Hazard, Coastal or Waterway Hazard, Priority Vegetation, or Scenic Protection codes to my property.

I have no priority vegetation concern. The property's location also makes flood or landslip risk highly unlikely. The priority vegetation overlay appears too broad, and the scenic protection overlay is not relevant as the property is not visible from local roads, elevated areas, townships, or waterways.

Consultation and Due Process

I am concerned by the lack of proper consultation and notification by Kingborough Council and Irene Inc.

The proposed application of the Landscape Conservation Zone over the Rural Living Zone appears unfair and inconsistent. In my view, this does not reflect the objectives of the Land Use Planning and Approvals Act 1993, particularly in relation to fair use and development of land, public involvement, and sustainable development that supports community wellbeing, health, safety, and economic security.

Request

I respectfully request that Kingborough Council and the Tasmanian Planning Commission do not proceed with rezoning my property to the Landscape Conservation Zone, Rural Zone, or a more restrictive split zoning arrangement.

I request that my property instead be zoned **Rural Living Zone**, with environmental priorities managed through appropriate natural values codes where required.

This would better balance environmental protection with the reasonable rights, expectations, and needs of existing private landowners.

Pleased find attached pictures of our property and its uses.

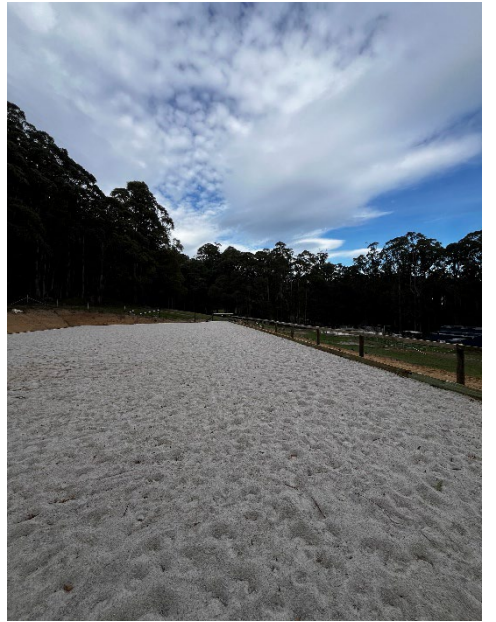
Thank you for considering my objection.

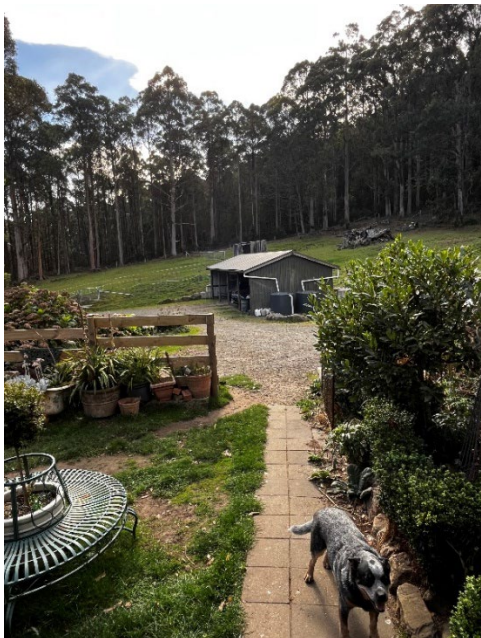
Yours sincerely,

James Andrew Rostron and Jacqueline Rostron

Ph .







Let No 13482 produced the 21st day of June 1949 at
from Louis Frederick Charles Krause to James Otto
Krause of Lower Longley in Tasmania Farmer of the above
dated the 21st day of June 1949.

Allan Mulholland
Recorder of Titles



59189 produced the 27th day of November 1930 at 3 p.m. from
Krause to The Board of Management of the Agricultural
Machinery to secure £25 as therein mentioned and interest at
4% p.a.

Allan Mulholland
Recorder of Titles



127
1/4
of the above mortgage
and endorsed thereon
money thereby secured
2nd day of June 1934

Transfer No 13496 produced the 21st day of August 1950 at
3:10 p.m. from James Otto Krause to Henry Hodge Rossiter of Lower
Longley in Tasmania Farmer of the land above described.
Dated the 27th day of October 1950.

Admiral

Acting Recorder of Titles

Mortgage (Collateral) No 90789 produced the 21st day of August
1950 at 3:10 p.m. from Henry Hodge Rossiter to The Jones and
Company Proprietary Limited to secure sum not exceeding £750
and interest as therein mentioned.

Admiral

Acting Recorder of Titles

A144072

90789

1-6-2015 5/-

on Plan 1438

7th August 62 Noon

Admiral

144073

1-6-2015 on Plan No 1438

Her Majesty The Queen.

7th August

62 12.1 p.m.

Admiral

1061

59

Oct 60

