

Kingston Southern Gateway SAP (KIN S1.0)

Supplementary Submission – Representation 289

Application of SAP to [REDACTED], Kingston

To the Tasmanian Planning Commission,

This submission is provided as a supplementary statement to my formal representation (Ref 289) regarding the Kingston Southern Gateway Specific Area Plan (KIN S1.0). It relates specifically to the portion of the SAP that applies to [REDACTED], Kingston, and the implications of its potential removal during the transition to the State Planning Scheme.

I understand that the Commission is considering objections to the SAP, and that its removal is being contemplated. My intention is to ensure that the strategic planning basis for [REDACTED] is not inadvertently weakened during this process.

1. Strategic Context and Precinct Evolution

Since the SAP was originally drafted, the precinct has undergone significant change, including:

- Approval and commencement of the Tipalea “next generation retail” development anchored by Coles
- Progression of an assisted living development on land subdivided for Christian Homes
- Increasing demand for diverse housing typologies in the Kingston growth corridor

These developments demonstrate that the precinct is transitioning toward a mixed-use, service-supported neighbourhood, consistent with the intent of the SAP and the broader strategic direction for Kingston.

2. Importance of Mixed Use Zoning for [REDACTED]

Lot 333 is uniquely positioned to deliver a balanced, staged, mixed-tenure neighbourhood that includes:

- Medium-density build-to-sell housing
- A dedicated build-to-rent component
- Potential integration of affordable or supported housing
- Walkable streets and community-oriented public realm

This outcome is not achievable under the existing Commercial/Residential zoning.

Mixed Use zoning — or a comparable flexible zone — is essential to:

- Enable appropriate density and diversity
- Support housing supply objectives
- Align with the evolving character of the precinct
- Integrate residential and community uses in a coordinated manner

Council's recommendation to rezone [REDACTED] reflects this strategic direction.

3. Ensuring Appropriate Zoning Outcomes if the SAP Is Removed

If the Commission determines that the Kingston Southern Gateway SAP should be removed, it is imperative that Mixed Use zoning for [REDACTED] is expressly supported through the transition process. Without this, the site risks defaulting to an outdated Commercial/Residential split that no longer reflects:

- The precinct's demonstrated evolution toward a mixed-use, service-supported neighbourhood
- Council's strategic recommendation to rezone [REDACTED] to Mixed Use
- The State's housing supply and affordability objectives
- The need for coordinated delivery of diverse housing, walkable streets, and community-oriented public realm

In short, the removal of the SAP must not result in the unintended loss of the Mixed Use zoning pathway that is essential for the appropriate and orderly development of [REDACTED].

4. A Path Forward

I respectfully request that the Commission **explicitly support Mixed Use zoning for [REDACTED]** through an equivalent planning mechanism or transitional control if the SAP is removed.

This will maintain continuity with:

- Council's strategic direction
- The precinct's development trajectory
- State housing and neighbourhood policy objectives
- The need for coordinated mixed-use outcomes across the Southern Gateway

[REDACTED] is well placed to contribute meaningfully to these objectives, provided the zoning framework continues to enable Mixed Use development.

I would welcome the opportunity to discuss this submission at the hearing, and I understand the Commission will contact me regarding scheduling.

Kind regards,

Nathan Gray

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