
From: aaron tyndall [REDACTED]
Sent: Wednesday, 29 April 2026 10:52 AM
To: Kingborough LPS
Cc: Katrina Tyndall
Subject: CM: Request to Rezone [REDACTED] Kingston (PID [REDACTED], CT 1 [REDACTED]) to Rural Living Zone

Dear Tasmania Planning Commission,

I am writing to request consideration for rezoning our property at [REDACTED], Kingston from the Environmental Living Zone to the Rural Living Zone as part of the draft Local Provisions Schedule process outlined in your correspondence, DOC/26/36829. This is in objection to the recommendation from the Ireneic report and Kingsborough Council Direction 69 for the property to be zoned as a Landscape Conservation Zone. The land's current condition and long-standing rural-residential use do not align with the LCZ's intended purpose.

This request is based on the property's physical characteristics, existing use, surrounding zoning pattern, and alignment with the purpose and intent of the Rural Living Zone under the Tasmanian Planning Scheme.

1. Property Characteristics and Existing Use

The property comprises **3.70 hectares**, of which:

- approximately **70% is cleared**,
- around **50% of the cleared land is fenced paddock**,
- the remaining **30% is vegetated bushland**.

Existing improvements include a dwelling, shed, feed shed, woodshed, and established gardens.

The property has been used consistently for rural-residential living, including small-scale agricultural and lifestyle activities. These characteristics align strongly with the Rural Living Zone, which is intended for low-density residential use in a rural setting with compatible small-scale rural activities.

2. Surrounding Zoning and Land-Use Context

The immediate area includes:

- **Rural Living** zoning on the adjacent property to the east, which is predominantly cleared
- **Landscape Conservation** zoning on the neighbouring property to the west, which is heavily vegetated and contains a private timber reserve.
- A broader pattern of rural-residential holdings along Summerleas Road

The subject property sits between cleared land transitioning to Rural Living and heavily vegetated land transitioning to Landscape Conservation.

Given its predominantly cleared condition and existing rural-residential use, rezoning to RLZ would create a logical and consistent zoning pattern.

3. Alignment with the Purpose of the Rural Living Zone

The RLZ seeks to:

- provide for residential use in a rural setting

- allow for small-scale agricultural activities
- maintain rural character
- support low-density development where services are limited

meets all these criteria:

- It is already used for rural-residential living.
- The cleared paddocks support small-scale farming and animal husbandry.
- The land does not contain high-value vegetation requiring ELZ or LCZ protection.
- The property is serviced by on-site wastewater, rainwater collection, and existing road access.

4. Environmental Considerations

While the property contains some bushland, it is:

- limited to approximately 30% of the site
- not part of a large, intact vegetation block
- already fragmented by surrounding cleared land
- not known to contain threatened vegetation communities

Rezoning to RLZ would not compromise environmental values, as:

- vegetation protection codes still apply
- bushfire, scenic, and landslip overlays remain in force
- development would still be subject to performance criteria

5. Economic and Social Considerations

Rezoning to LCZ or retaining ELZ would:

- significantly restrict future development
- reduce the property's market value
- limit its appeal to rural-lifestyle buyers
- impose unnecessary constraints on a predominantly cleared property

Rezoning to RLZ supports:

- continued rural-lifestyle use
- small-scale hobby farming
- long-term property value stability
- consistency with community expectations for the area

6. Conclusion

Rezoning to the Rural Living Zone is justified because:

- the land is predominantly cleared and already used for rural-residential purposes
- the RLZ better reflects the property's physical characteristics and intended use
- it aligns with surrounding zoning patterns
- it supports orderly and strategic land-use planning
- it avoids the disproportionate restrictions associated with LCZ or ELZ
- it maintains environmental protections through existing overlays and codes

For these reasons, I respectfully request that the Commission consider rezoning the property to the **Rural Living Zone**.

I look forward to your consideration of our request and if required, please contact Aaron on

Yours sincerely,

Aaron and Katrina Tyndall

Owner – , Kingston