
From: Annette Lagewaard <[REDACTED]>
Sent: Thursday, 16 April 2026 8:28 PM
To: Kingborough LPS
Subject: CM: submission [REDACTED]
Attachments: Submission for Tas Planning Authority.odt

Dear Sirs/Mesdames

Attached is our submission to the Tasmanian Planning Authority in regards to our property at [REDACTED] Longley.

Thank you for your consideration.

Regards

Antonette Lagewaard

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Tasmanian Planning Authority
16th April 2026

Dear Sirs/Mesdames.

We would like to put in a submission in regards to [REDACTED], Longley.

This property is currently zoned Environmental Living. We obtained our permit for building under this zoning. The Tasmanian Planning Authority has proposed that the property be re-zoned as Landscape Conservation. We propose that the zoning "Rural Living" be more appropriate for this property.

Under the planing scheme the criteria for Rural Living Zone are:

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

- (a) services are limited; or
- (b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

We have a residence on the property. The services to the property are limited, as evidenced by having our own water supply, an off-grid power system, and no waste collection of any sort. There are also landscape values to be retained, as we are aware we are a natural corridor to the Mt Wellington/Kunanyi reserve.

The very minimal agricultural activities being engaged in on the property are there to support the isolation and limited services available, viz: a small amount of poultry, vegetable garden and some goats. These do not impact adversely on the landscape, nor the residential amenity. The only other development on the property is maintaining access and clearing for fire safety.

The purpose of the Landscape Conservation Zone is

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

This zoning gives priority of landscape over residency. As we have obtained residency on this property, this zoning does not acknowledge nor honour this previous contract with Kingborough Council. This is an issue, as any contract entered into with Kingborough Council was entered into with good faith that the contract would stand. Residency is pivotal to the contract we entered into with the Council.

We would like to bring two other issues forward for consideration:

1. Historically this property was a rural property. All the vegetation on it is regrowth, since the last bushfire in 1987. The property used to run cattle and pigs. One of the aims of the Rural Zoning is: "to minimise conversion of agricultural land for non-agricultural use."

The history of the property needs to be taken into consideration for accurate zoning. Previous owners chose not to pursue rural/agricultural activities. This does not mean that the land is not suitable for those activities. There is very small percentage of suitable agricultural land in Southern Tasmania, and all such land needs to be recognised, valued and protected. We would not like to be penalised now for previous owner's decisions.

2. Adjacent properties:

██████████ is currently zoned Rural Resource, with the proposed zoning of Rural.

██████████ (PID ██████████) is currently zoned Rural Resource, with the proposed zoning of Rural.

██████████ is currently zoned Rural Resource, with the proposed zoning of Rural.

The only adjacent properties that are zoned differently ██████████, which is currently zoned Environmental living, with the proposed zoning of Landscape conservation, and ██████████, which is currently zoned Environmental Living, with the proposed zoning of Landscape Conservation.

We tried to find topographical maps of these properties, to compare gradients. We know from observation that ██████████ has steep gradients. ██████████ has significant level areas where agricultural pursuits could be, and have been undertaken. With surrounding properties to be zoned Rural, a Rural Living Zoning would be more compatible with the area.



We are not adverse to multiple zones on our property. There is a section furthest from the ██████████ which is quite steep, and then plateaus off. This is ideal for Landscape conservation because of the gradient, and because this is what can be seen as a view. There is at least eleven acres of gentle slope where the residence is situated. This can be checked on the contour maps. This would be ideal for Rural Living Zoning. We realise that multiple zoning of a property can be inconvenient for administration, but Tasmanian geography is very variable and changeable in smallish areas. To maximise land use options is essential, and we appreciate your concern and your efforts on our behalf.

Yours sincerely

Max Lagewaard
Antonette Lagewaard.

██████████, Longley is currently zoned Environmental living. Proposed zoning: Landscape conservation.

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