
From: Guy Greener [REDACTED]
Sent: Monday, 4 May 2026 10:23 AM
To: Kingborough LPS
Subject: Statement of objection regarding proposed LCZ for [REDACTED] Lower Longley
Attachments: Statement of Objection to LCZ for [REDACTED] Lower Longley.pdf



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Statement of Objection regarding

Kingborough Council's proposed LPS and Irene Inc reviewed rezoning of my property at [REDACTED] Lower Longley to Landscape Conservation Zone.

Hello, my name is Guy Greener. Thank you for the opportunity to make this submission. As property owner of [REDACTED] Lower Longley, I hereby object to its proposed rezoning under the Kingborough Draft LPS and the Irene Inc review proposal to the Landscape Conservation Zone (LCZ).

Our adjoining land in Huon municipality has already been partially rezoned to LCZ (they allowed me to keep the pasture area as Rural), which has made the land virtually unusable and unsaleable, I almost certainly couldn't now build a house there due to tree cover, or realistically do anything else on the LCZ bit, and the access to the pasture area is too steep for an acceptable 4c access road required for a house. Who wants land you can't live on? I don't want this to happen to our home block, [REDACTED] True, we have a house and outbuildings here, but if, say, a fire destroyed that infrastructure, it would be difficult if not impossible to recreate what exists now. It would all be discretionary and require multitudinous expensive reports, possibly to no avail.

There is a template objection letter circulating at the moment, I'm sure your office has received many variations of it. I've read through it and spent hours looking up the relevant reports and studies, and I agree with the substance of the letter, so I'll spare the reader having to wade through the arguments once more except to reiterate one point; *As stated in Guideline No.1 in the Kingborough Local Provisions Schedule (LPS) the "Landscape Conservation Zone LCZ 4 of Guide should not be applied to: (a) land where the priority is for residential use and development; AND ... Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes".* The letter goes on at length to detail the serious effects of imposing the LCZ on communities like ours. Evidence from the Huon Valley shows buyers are wary of conservation zonings. In recent TPC hearings a real estate agent described the lengthy sale of a LCZ property with an established house for almost \$100,000 under market value.

Kingborough seem fixated on tree preservation, to sometimes farcical lengths, and I see their attempt to impose LCZ on anything with a tree on it as a desperate attempt to maintain control when the Biodiversity overlay is removed with the new Tasmanian Planning Scheme. That it is unjust and detrimental to the well being of those of us who live-or hoped to live-in these rural areas doesn't seem to affect their decision making.

Anyway, to my particular situation.

We bought [REDACTED] in 1974, as an existing small-fruit farm (Loganberries, blackcurrants, the remains of raspberries). A previous owner told me his father grew potatoes here for the Government during the war. A couple of years after we bought this property we bought the adjoining Huon property. Previous owners had cut furnace wood off it, and the Clarks had a spot mill for cutting case timber (apple boxes).

The agricultural history of the property goes back to at least WW2. Historic aerial photos from 1940-50 show the original cottage and rows of fruit and clearing along the western part of the property. A contour plan shows the land sloping relatively gently up to the base of Singes Hill, (the cleared and cultivated part) and then becoming increasingly steep up to the top, our Eastern boundary. The steep part is forested, and pretty inaccessible and I'm happy to leave it that way.

After we bought the place we persevered for a few years with the fruit until the market bottomed, and it was unprofitable, when we switched to cattle and selling hay. That eventually ended when the wallabies arrived (none when we moved here) and because I couldn't afford to wallaby-proof the place, that pretty well ended our farming life. My partner still grows her veggie garden, I cut 2 our firewood (from FALLEN trees) and we hope to keep going for a few more years yet. We're both

about to turn 80, and are both in good health, but looking to the day when maintaining the place will be too much. Currently I keep the paddocks slashed and we patrol for weeds (thistles and Foxgloves mainly). I was hoping to build us a secondary dwelling so one of the kids and their family could live in the current house and keep an eye on the old folks, and maintain the property when we can't any more, but I can't see where a secondary dwelling is even discretionary in either the Rural (RZ) or Rural Living (RLZ) zones. I doubt it would be possible under LCZ. Our neighbours currently have three generations living in one house, and would dearly love to build a secondary residence too. What harm is there in that? In both cases there would be no need to remove trees or native vegetation, the land is already cleared, and the same number of people would be there irrespective. With housing such an issue these days there should be more flexibility, not less.

All along [REDACTED], and most of the surrounding area, the pattern repeats; houses, sheds, paddocks, usually with some livestock, mainly horses these days, netted gardens, and varying amounts of bush. People enjoying a semi-rural life, and generally looking after their properties and keeping on top of the weeds. Under LCZ the ability, and motivation would disappear.

There may be an argument for a property like ours, which is predominantly treed, and steep, to be split zoned, say Rural Living (RLZ)/ LCZ. For [REDACTED], the 400m contour would seem a sensible boundary, or if it needs to be a straight line, an average somewhere along that contour, similar to a compromise which was negotiated for our Huon block.

I have attached a couple of historic aerial photos from TheList, the first from somewhere between 1940-1949, showing the original cottage and the already established small-fruit plantation, and the boundary between [REDACTED] and our [REDACTED]

The second photo from the same series, taken somewhere between 1961 and 1970 shows the extended house and additional area of small-fruit, which is more or less as it was when we moved here in 1974.

Thank you for persevering this far. I hope my arguments convey the depth of feeling my partner and I and our children and grand-children have for this place, and the reasons we think the LCZ is an unnecessary and inappropriate zone for this property and those like it.

As I mentioned before, I haven't listed all the clauses and arguments contained in the template letter that was circulated, as I thought it a waste of time to regurgitate all that, suffice to say I agree with virtually all of it.

Yours Sincerely

Guy Greener

[REDACTED] Lower Longley TASMANIA 7109
[REDACTED]

Our adjoining land in Huon Municipality



