
From: Craig <[REDACTED]>
Sent: Monday, 27 April 2026 4:46 PM
To: Kingborough LPS
Subject: CM: Adobe Scan 27 Apr 2026.pdf
Attachments: Adobe Scan 27 Apr 2026.pdf

Please find submission attached.

To the Tasmanian Planning Commission,

I write in response to the letter dated 2 April 2026 (ref: DOC/26/36829) advising that the Ireneinc report recommends my property remains within the Landscape Conservation Zone (LCZ) under the draft Kingborough Local Provisions Schedule (LPS).

I did not make a formal representation during the public exhibition period, however, I understand that the Commission has received correspondence from me or on my behalf in relation to the draft LPS. I understand that this letter provides me the opportunity to formally participate in this stage of the LPS process, by making a written submission. I understand that making a submission does not confer a right to be heard, but that the Commission may decide to invite me to discuss the matters raised.

I, Jack Pfennigwerth, as owner of [REDACTED] Flowerpot, hereby object to my properties proposed rezoning under the Kingborough Draft LPS and/or the Ireneinc review proposal to the Landscape Conservation Zone. I contend that the Rural Living Zone B, would be more appropriate for my property. This is consistent with the original purchase and zoning allowances, and it's future intended residential use, like the majority of nearby properties in the [REDACTED] community.

I chose this property purely for its rural location, and strongly oppose the rezoning of my privately owned property to Landscape Conservation Zoning. When first purchased, my property was under the Environmental Living Zone. The principle use and priority for my property in the future will be residential, it is unfair to keep moving goal posts, so for reasonable continuity, the appropriate translation is the Rural Living Zone, where the priority is for residential living.

The Ireneinc report suggests that properties with coastal, scenic value and native bushland combined with dwellings, are appropriate for Landscape Conservation Zone due to location alone. This is irrelevant, as my property cannot be seen from local roads, elevated areas, townships or waterways. Rezoning to Landscape Conservation Zone could impose restrictions that undermine my intended use when purchased, primarily residential and future provision for providing an intergenerational dwelling in a rural area.

I have invested a considerable amount of time and money into maintaining the reserve road, which provides clear access for Tas Fire Service, and together with neighbours, care for the native flora and fauna, along with removal of invasive and declared pest species like digitalis foxglove and Spanish Heath.

The lack of legitimate consultation and individual notification during the LPS process, and the persistent focus on environmental protection over the continuous and reasonable land use rights of hundreds of private properties, is not a minor oversight, but a purposeful and hurtful attempt to remove ongoing private property rights. It seriously affects rural residents' well-being and health, which has the potential to create generational trauma.

I appreciate the TPC taking heed of the concerns within this letter, and respectfully ask that decisions or directions be given to the Kingborough Planning Authority to transfer my property from the current proposed Environmental Living Zone, to Rural Living Zone B, managing environmental priorities via the applicable natural values codes. I respectfully ask that you do all in your power to avoid restrictive rezoning in rural areas; enabling affordable housing for growing families, limiting potential impacts on future landscape protection efforts and property values.

Regards,
Jack Pfennigwerth.

Landowner name(s)	Jack Pfennigwerth
Property address	[REDACTED] Flowerpot, 7163
Title reference (folio)	[REDACTED]
Lot size (approx.)	3 ha
Locality	Flowerpot
Current IPS zone	Environmental Living Zone (ELZ)
Draft LPS exhibited zone	Landscape Conservation Zone (LCZ)
Ireneinc recommended zone	Landscape Conservation Zone (LCZ) — unchanged
Zone sought in this submission	Rural Living Zone (RLZ)

For the reasons set out above, I submit that:

1. The application of the LCZ to my property is inconsistent with the Zone Guidelines (Guideline No. 1) and does not satisfy the requirements of section 34 of LUPAA.
2. The LCZ is prohibited by Zone Guideline LCZ 4(a) where, as here, the priority of the land is residential use.
3. The Rural Living Zone satisfies the criteria in Zone Guidelines RLZ 1(a) and RLZ 2(b) and is the appropriate zone for my property.
4. Any landscape values identified in the locality can be appropriately managed through existing overlay controls without resort to LCZ.

I respectfully request that the Commission:

- Determine that the draft Kingborough LPS should be modified to include my property within the Rural Living Zone B
- If the Commission proposes any alternative outcome, that I be provided with an opportunity to respond before any final determination is made.

I request that the folio of the Register [REDACTED] at [REDACTED] Flowerpot, be included within the Rural Living Zone B in the Kingborough Local Provisions Schedule.

Signed:

[REDACTED]

Full name: Jack Peter Pfennigwerth

Date: 24/04/2026

Contact email / phone:

[REDACTED]