
From: Philip Hall <[REDACTED]>
Sent: Saturday, 11 April 2026 3:27 PM
To: Kingborough LPS
Cc: Monique Hall
Subject: CM: Kingborough draft Local Provision Schedule (LPS) relating to [REDACTED] Margate (title [REDACTED])

Submission to the Tasmanian Planning Commission
Re: Draft Kingborough Local Provisions Schedule (LPS)
Property: [REDACTED] Margate (CT [REDACTED])

Dear Commissioners,

I refer to a recent letter dated 2 April 2026 (DOC/26/36829) from Nick Heath, Delegate Chair.

We write to provide a submission in relation to the draft Kingborough Local Provisions Schedule (LPS), specifically regarding the zoning of our property located at [REDACTED] Margate (CT [REDACTED]).

Under the draft LPS, our property has been designated as Landscape Conservation Zone. We respectfully submit that this zoning does not appropriately reflect the existing characteristics, use, and strategic context of the land.

We request that the zoning be reconsidered and amended to Rural Living Zone.

In the letter dated 2 April 2026, it states “It is noted that you did not make a representation during the period that the Kingborough draft LPS was on public exhibition...” I welcome the opportunity to make a submission as in my opinion the previous option to make a representation was flawed with inadequate notice to land holders of the proposed changes.

1. Existing Use and Development Pattern

The subject property is consistent with a rural-residential lifestyle use rather than a conservation-focused landholding. The land is utilised in a manner typical of rural living properties within the Margate locality, with established residential use and associated improvements.

Furthermore, the surrounding area exhibits a clear pattern of low-density residential and rural living development, indicating that the prevailing character aligns more closely with the intent of the Rural Living Zone.

2. Consistency with Surrounding Zoning and Land Use

The application of the Landscape Conservation Zone appears inconsistent with adjacent and nearby properties that are either zoned or function as rural living allotments.

Rezoning the property to Rural Living would:

- Provide greater consistency and continuity of planning controls in the locality
- Avoid creating an anomalous zoning outcome for the subject land
- Better reflect the existing settlement pattern and land use expectations

3. Strategic Planning Alignment

The Rural Living Zone is intended to accommodate residential use on larger lots in a semi-rural setting, balancing lifestyle opportunities with environmental values.

We consider that:

- The subject land is capable of supporting rural living outcomes without undermining environmental values
- A Rural Living zoning would better align with orderly and proper planning principles
- The Landscape Conservation Zone, by contrast, imposes constraints that are disproportionate to the actual environmental characteristics of the land

4. Environmental Considerations

We acknowledge the importance of protecting environmental and landscape values within the Kingborough municipality. However, we submit that:

- The environmental attributes of the subject land do not warrant the higher level of restriction imposed by the Landscape Conservation Zone
- Appropriate environmental outcomes can still be achieved under the Rural Living Zone through existing overlays and planning provisions

5. Conclusion

For the reasons outlined above, we respectfully request that the Tasmanian Planning Commission amend the draft LPS to rezone [REDACTED], Margate (CT [REDACTED]) from Landscape Conservation Zone to Rural Living Zone.

Regards

Philip Hall and Monique Hall