
From: Andy Rogers [REDACTED]
Sent: Monday, 4 May 2026 6:31 PM
To: Kingborough LPS
Cc: TPC Enquiry
Subject: Personal Submission - Objection to Proposed Rezoning to Landscape Conservation Zone - Direction 69
Attachments: 26.05.03 - Personal Submission - Objection to Proposed Rezoning to Landscape Conservation Zone.pdf

To whom it may concern,

Please find attached our personal submission regarding the proposed LCZ zoning change in regards to Neika.

Many thanks,
Andrew Rogers



Andy Rogers
[Fame And Spear](#)



Personal Submission - Objection to Proposed Rezoning to Landscape Conservation Zone

Direction 69 / Ireneinc Review - Kingborough Council

Property Address:

[REDACTED]

Neika TAS 7054

Landowners:

Andrew Rogers

Carole Whitehead

To whom it may concern,

We are writing to make a personal submission in relation to the proposed planning scheme amendments under Direction 69, specifically the recommendation arising from the Ireneinc Review to rezone our property at [REDACTED], Neika from *Environmental Living Zone* to *Landscape Conservation Zone (LCZ)*.

We respectfully object to the proposed rezoning of our property to LCZ and request that, instead, the property be rezoned *Rural Living Zone*.

We understand and support the importance of environmental protection and landscape values in Neika and the broader Kingborough municipality. However, we believe that the proposed LCZ is not appropriate for our property, does not reflect its existing use or characteristics, and would result in unnecessary and disproportionate impacts on our intended reasonable future use of the land.

1. Impact on Future Dwelling Potential

We purchased this property in October 2024 with the clear understanding that, under the existing Environmental Living zoning, there was a realistic possibility of applying for and constructing an approved dwelling in the future, subject to existing overlays and planning controls. This was further strengthened by an existing dwelling planning permit (DA-2020-594) from the previous land owners, suggesting that there were reasonable grounds to support a dwelling within the existing framework and taking into consideration the specific values of the property and area.

Rezoning the land to LCZ would significantly undermine this expectation by severely restricting residential development. We do not have any intention to heavily impact the area with any potential dwellings and feel that this rezoning would drastically impact our ability to apply for a lawfully approved dwelling in the near future and any re-building after bush fires.

2. Bushfire Risk Management and Property Safety

Our property, like many in Neika, is located in an extreme bushfire risk area. Active land management is essential not only for our own safety, but also for the safety of neighbouring properties and the wider community.

Restrictive zoning that discourages or complicates active and lawful land management risks would have a large negative impact on our property but also the wider community of Neika and the surrounding landscape.

3. Management of Existing Exotic and Invasive Weeds

Our property, like most other properties in the Neika area, suffers from a significant infestations of invasive exotic species, including:

- Foxglove
- Spanish Heath
- Blackberries

We have spent time and effort since taking ownership of the property removing and managing these invasive weeds. Effective management of these species requires ongoing access, active clearing, and intervention. An LCZ, while well-intentioned, may unintentionally constrain our ability to adequately manage these weeds, allowing them to spread further and negatively impact surrounding native vegetation and neighbouring properties.

In our view, active stewardship, rather than passive restriction, is essential to improving environmental outcomes on this land.

4. Duplication of Existing Overlays and Controls

Under the existing 14.0 Environmental Living zoning, our property is already subject to multiple planning overlays that appropriately address the specific concerns of the area:

- Bushfire Prone Areas
- Biodiversity Protection Area
- Waterway & Coastal Protection Area
- Scenic Landscape Area
- Landslide Hazard Area

These existing controls already provide a robust framework for managing development and land use responsibly. Introducing an LCZ would largely duplicate existing requirements without delivering clear additional environmental benefits.

5. Appropriateness of Rural Living Zoning

We believe the *Rural Living Zone* would better reflect:

- The existing and intended use of the land
- The pattern of development in the surrounding area
- The need for environmental care alongside reasonable residential use
- The importance of enabling responsible land stewardship and fire management

This zoning would allow for carefully assessed residential development while maintaining strong environmental protections through existing overlays.

Conclusion

For the reasons outlined above, we respectfully request that Kingborough Council:

- Reconsider the proposed rezoning of our property to Landscape Conservation Zone, and
- Rezone the land to Rural Living Zone.

Ultimately, we wish to be able to eventually build a lawfully approved dwelling on the property with minimal impact on the landscape values of the property and greater surrounding area.

We appreciate the opportunity to make this submission and thank Council for considering the views of affected landowners. We would welcome the opportunity to engage further in this process if required.

Yours sincerely,

Andrew Rogers
Carole Whitehead

Neika TAS 7054