
From: John Arnold [REDACTED]
Sent: Monday, 4 May 2026 1:02 PM
To: Kingborough LPS
Subject: Kingborough Draft LPS Submission
Attachments: LPS submission JA LH 040526.docx

[REDACTED]

Please find attached a submission pertaining to the proposed re-zoning of land at [REDACTED], Fern Tree.

Any issues, please reach out.

John Arnold
[REDACTED]

4 May 2026

John Arnold & Laura Harper

[REDACTED]

Fern Tree TAS 7054

Dedicated Kingborough draft LPS

kingboroughLPS@planning.tas.gov.au

Dear Sir/Madam

Kingborough Draft Local Provisions Schedule (LPS)

Property: [REDACTED], Fern Tree (Title: [REDACTED])

Introduction

We write in response to correspondence dated 2 April 2026 regarding the proposed zoning of our property under the Kingborough Draft Local Provisions Schedule (LPS).

We understand that our land, previously zoned Environmental Living, has been rezoned to Landscape Conservation under the draft LPS, and that the Ireneinic report recommends this zoning remain.

We wish to formally object to this rezoning and request that the zoning be reconsidered.

Established Residential Use

Our property has supported a residential dwelling for approximately 50 years. It is not undeveloped or speculative land – it is an established home within a long-standing residential context.

The previous Environmental Living zoning more accurately reflected the existing residential use of the land, the well-established pattern of settlement in the area and the reasonable expectation of continued residential occupation as a primary consideration.

The proposed Landscape Conservation zoning does not reflect this reality.

Lack of Consultation

We note that we did not participate in earlier stages of the assessment process. However, this was not due to a lack of interest, but rather a lack of meaningful awareness that a rezoning of this significance was being proposed.

The shift from Environmental Living to Landscape Conservation has material implications for property rights, future land use and flexibility and the long-term land and residence value.

We consider that this change warrants a higher level of direct engagement with affected landowners.

Infrastructure and Service Provision

Our property currently receives no basic council services - no kerbside waste collection, no reticulated water, no sewer connection (on-site septic) and limited road maintenance (occasional gravel road grading only).

Despite this, the property continues to function as a residence.

The proposed rezoning raises a serious concern that the Landscape Conservation zone removes the policy basis for future service provision, while the property remains in active residential use. This creates a disconnect between the planning intent (conservation) and the existing reality (residential occupation without services).

We seek clarification as to how Kingborough Council intends to support existing residents in areas where zoning no longer anticipates residential servicing.

Transmission Infrastructure and Environmental Impact

Our property is directly affected by a transmission line corridor along one boundary, managed by TasNetworks. This corridor is heavily infested with introduced weeds, including Spanish heath; is a source of ongoing ecological impact to our land which is outside of our control as landholders.

This raises a critical inconsistency in that the rezoning to Landscape Conservation imposes expectations of environmental protection, while adjacent infrastructure is actively degrading those same environmental values. In essence, there is a proposed expectation that the primary consideration for our property is conservation of the land, yet there is not the same imposition placed upon the bordering landscape.

We believe this highlights a broader planning gap — where conservation zoning is applied without coordinated management of infrastructure impacts.

Planning Consistency and Equity

We submit that the proposed zoning results in an inequitable outcome where we as existing residents are expected to maintain land consistent with conservation objectives while receiving no basic services and managing environmental impacts originating from external infrastructure (the infestation of noxious weeds from the transmission line corridor and other council maintained land).

This represents a misalignment between land use, infrastructure provision and environmental responsibility.

Requested Outcome

We respectfully request that the Commission reinstate the Environmental Living Zone for our property, reflecting its established residential use. Alternatively the Commission provide clear policy recognition of existing residential use within the Landscape Conservation Zone, clarify expectations and responsibilities regarding service provision and ensure coordination with TasNetworks to address ongoing environmental impacts from the transmission corridor.

Conclusion

This submission is not an objection to environmental protection; rather it seeks a planning outcome that aligns with the lived reality of existing residents, fair and equitable access to services and integrated management of land, infrastructure and environmental values.

We appreciate the opportunity to make this submission and would welcome further discussion if required.

Yours sincerely,



John Arnold
Laura Harper