
From: edward forbes <[REDACTED]>
Sent: Thursday, 16 April 2026 1:27 PM
To: Kingborough LPS
Subject: CM: Submission regarding proposed zoning of [REDACTED] Blackmans Bay

Tasmanian Planning Commission
Kingborough Draft Local Provisions Schedule (LPS)
Submission regarding proposed zoning of [REDACTED] Blackmans Bay

To whom it may concern,

I write in response to the Tasmanian Planning Commission's correspondence dated April 2026 regarding the zoning of my property at [REDACTED] Blackmans Bay (Title [REDACTED]), as part of the assessment of the Kingborough draft Local Provisions Schedule (LPS).

I understand that under the exhibited draft LPS my property was included within the Landscape Conservation Zone, and that the Ireneinc report prepared for Kingborough Council recommends the land instead be included in the Rural Living Zone. I welcome the opportunity provided by the Commission to make a submission on this matter.

Support for the recommended Rural Living Zone

I support the recommendation in the Ireneinc report to rezone my property to the Rural Living Zone, as I consider this zoning to be more appropriate and better aligned with the established and ongoing use of the land, as well as with surrounding land uses.

The property is clearly used and maintained for residential purposes within a bushland setting, consistent with the characteristics of rural living areas throughout Kingborough. The Landscape Conservation Zone is, in my view, not well suited to land that is already developed and occupied for residential use, and risks creating unnecessary constraints on reasonable residential activities without delivering commensurate environmental benefit.

Appropriateness of Rural Living zoning

The Rural Living Zone better reflects:

- The existing residential use and development pattern of the property;
- The expectations at the time of purchase that the land would continue to be used for residential purposes;
- The surrounding context of large-lot residential properties rather than land managed primarily for conservation outcomes.

Environmental values on the land can be appropriately managed through existing planning controls and codes, without the need to apply a zone that is fundamentally conservation-focused and restrictive in nature.

Certainty, equity, and landowner impacts

I am also concerned that retaining a Landscape Conservation zoning would introduce uncertainty regarding future use, valuation, and marketability, despite no material change to how the land is occupied or managed. The Rural Living Zone provides a more balanced framework that recognises both environmental considerations and the legitimate interests of long-established residential landowners.

Conclusion

For these reasons, I respectfully submit that the **recommended rezoning of my property to Rural Living Zone should be adopted, as proposed in the Ireneinc report**. I consider this outcome to be reasonable, consistent with planning principles, and reflective of both the character and use of the land.

Thank you for the opportunity to make a submission. I would be grateful for this submission to be taken into account as part of the Commission's ongoing assessment of the Kingborough draft LPS.

Yours sincerely,

Edward and Luisa Forbes

[REDACTED]

Blackmans Bay TAS 7052