
From: Rowan Nichol-hawkes [REDACTED]
Sent: Sunday, 3 May 2026 10:14 PM
To: Kingborough LPS
Subject: LPS Submission

Rowan Nichol-Hawkes
[REDACTED]
MARGATE, TAS, 7054
03/05/2026

To:
Planning Department
Kingborough Council

Subject: Concerns Regarding Proposed Landscape Conservation Zoning

To whom it may concern,

I am writing to formally express my concerns regarding the proposed Landscape Conservation zoning changes for my property on [REDACTED], Margate, and the impacts these restrictions may have on landowners and residents within the local area.

While I appreciate the importance of environmental protection and responsible planning, I believe the proposed zoning changes may create significant unintended consequences for property owners, rural residents, and the broader community.

I don't accept the need to rezone to the more the restrictive landscape conservation zoning. I don't see my own property of particularly high conservation value. High voltage power lines run over part of [REDACTED] and many surrounding properties. This is a direct contradiction to "significant scenic values" set out in the landscape conservation zoning.

I would like my own property to be zoned as Rural Living or the current zoning upheld. Property owners across the road already have RL zoning, so it is not an stretch that my property/neighbouring properties could be too. I am of the view that all local residents should be allowed to decide if they take up the new LCZ or not.

Restrictions on Land Use and Property Rights -

The proposed zoning appears to substantially limit how landowners can reasonably use and manage their properties. Many residents purchased their land with certain expectations regarding future use, development, vegetation management, and rural activities. Increased planning restrictions reduce flexibility and place additional burdens on property owners without adequate compensation or consideration of existing land management practices.

Reduction in Property Value -

The introduction of additional development and land-use constraints is likely to negatively impact property values. Properties subject to stricter conservation overlays or zoning restrictions may become less attractive to buyers due to reduced development potential, increased approval requirements, and uncertainty around future land use. This may unfairly disadvantage current landowners financially.

Increased Insurance Costs -

Properties located within conservation-designated or high-vegetation areas are increasingly viewed by insurers as higher-risk locations. Additional restrictions on vegetation clearing and land management may contribute to elevated bushfire exposure assessments, leading to higher insurance premiums or reduced insurance availability for residents.

Increased Bushfire Risk -

Of greatest concern is the potential increase in bushfire risk resulting from limitations on vegetation management and fuel reduction activities. Residents in rural and semi-rural areas understand the importance of proactive fire management, including clearing excessive fuel loads, maintaining defensible space, and managing vegetation close to homes and access roads. Policies that make these activities more difficult or costly may unintentionally increase risks to lives, homes, wildlife, and emergency responders.

I do not want my property to be rezoned under the landscape conservation zone. I respectfully request that Council reconsider aspects of the proposed zoning framework and undertake further consultation with affected residents, landowners, fire management experts, and local communities.

Yours sincerely,
Rowan Nichol-Hawkes