

20 August 2025

I am writing to formally object to the proposed rezoning of my property at 410 Leslie Road, Kingston, 7050 from Environmental Living (EL) to Landscape Conservation Zone (LCZ) under the Tasmanian Planning Scheme.

When I purchased this property, it was zoned EL—a designation that aligned with my values and lifestyle. I chose this location specifically for its rural character, proximity to bushland, and the balance it offered between privacy and accessibility. The EL zoning reflected a commitment to low-impact residential living while respecting the natural environment. It never occurred to me that this zoning could be changed in a way that would compromise my rights as a landholder and diminish the future value of my home.

The proposed LCZ rezoning is deeply concerning for the following reasons:

1. Loss of Residential Flexibility

LCZ imposes stricter controls on development, including limitations on building location and renovations. These constraints are incompatible with the way my property has been responsibly managed and enjoyed under EL zoning.

2. Inconsistency with Surrounding Zoning

My property shares a boundary with land currently zoned EL and proposed Rural Living. Rezoning mine to LCZ creates an unjustified anomaly and penalizes me for being adjacent to bushland rather than aligning with the zoning logic applied to neighbouring parcels.

3. Impact on Property Value and Inheritance

This property is not only my home—it is my children's future inheritance. Rezoning to LCZ threatens to reduce its market value and restrict its potential, despite no change in its environmental character or usage.

4. Questionable Environmental Benefit

While LCZ is intended to protect landscape values, it may in fact offer less meaningful protection than EL, especially given the exemptions and mapping inconsistencies noted by community planning advocates. My property already supports ecological integrity under EL zoning, and further restrictions are unnecessary.

5. Lack of Transparent Justification

There has been no clear rationale provided for why my property, specifically, has been selected for LCZ rezoning. The process lacks transparency and appears to disregard the lived realities of residents who have made long-term commitments based on existing zoning.

I respectfully request that my property be moved to Rural Living, which best reflects its character, usage, and the values of responsible stewardship I have upheld. I also urge the planning authority to engage more deeply with affected residents and ensure that zoning decisions are made with fairness, clarity, and community input.

Sincerely,

Johanna Alison Warren