
From: Monica Lowe <[REDACTED]>
Sent: Friday, 10 April 2026 9:44 AM
To: Kingborough LPS
Cc: Max
Subject: CM: [REDACTED] Kingborough Proposed Zoning Change to Landscape Conservation

Dear Nick,

Thank you for the notification of the Tasmanian Planning Scheme Kingborough Planning Authority report.

I am forwarding my original email from October last year regarding the proposed changes from Environmental Living to Landscape Conservation Zoning.

As the owner of the property at [REDACTED] Fern Tree, I would argue that the primary use of the land is residential. The land is only 2 hectares, much below the typical 10 hectares of LCZ. The property itself is in extremely close proximity to the rural and residential zoning of the remainder of residents who also live in the town of Fern Tree, in the Hobart City Council. It is also in close proximity to RLZ properties in [REDACTED]

I propose the Rural Zoning for our land. Any identified landscape or natural values can be appropriately managed through other mechanisms without needing the restrictive LCZ classification. These mechanisms include:

Natural Assets Code: Manages priority vegetation and waterway protection.

Scenic Protection Code: Protects key skylines and ridgelines.

Specific Area Plans (SAP): Provides unique local rules for vegetation and building height. Also note [REDACTED] is protected by the steep slope of the property which prevents extensive development and clearing.

Please advise if further information is required.

My best,
Monica

----- Forwarded message -----

From: Monica Lowe <[REDACTED]>
Date: Fri, Oct 10, 2025 at 3:56 PM
Subject: Objection to Kingborough Proposed Zoning Change to Landscape Conservation
To: <kerry.vincent@parliament.tas.gov.au>
Cc: <tpc@planning.tas.gov.au>

Monica Lowe

Fern Tree, Tasmania, 7054

Dear Hon. Kerry Vincent,

I am writing to formally object to the proposed rezoning of my property located at [REDACTED] Fern Tree to "Landscape Conservation" zoning.

I have been the owner and resident of this property for over ten years. The house itself was built in the early 1980s, and I have maintained and lived in it with great care and commitment to the local community. This proposed change in zoning would have serious financial and practical consequences for me.

One of my major concerns is the significant increase in insurance premiums that would likely result from the rezoning. A Landscape Conservation zoning would raise my insurance costs even further due to increased bushfire risk classifications and the additional limitations placed on development or rebuilding. As someone on a modest income, I would simply not be able to afford these higher premiums, which could ultimately force me to leave my home and community.

Furthermore, in the unfortunate event of a bushfire or other natural disaster, a Landscape Conservation zoning could severely limit my ability to rebuild or repair my home. The additional layers of regulation and restrictions could make it financially and logistically impossible to return to my property.

I urge the council to consider the real human impact of this proposed change—not just on myself, but on others in the area who may be similarly affected. While I support the need for environmental protection, I believe it must be balanced with the rights and realities of existing homeowners.

Additionally, if the council is unable to provide adequate services to certain areas—whether due to distance, accessibility, or resource limitations—it may be appropriate to consider a transfer of these areas to a neighbouring council that is better equipped to manage and support them. Residents in outlying areas still deserve fair access to services and representation, and any planning decisions should take into account the practicality of long-term service delivery.

I respectfully request that my property not be rezoned to Landscape Conservation. I would appreciate the opportunity for members of this community to discuss this further.

Thank you for your time and consideration.

Regards,
Monica Lowe

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Monica