

From: Gavin Porter
Sent: Mon, 16 Nov 2020 11:26:33 +1100
To: Huon Valley Council
Subject: Re PLANNING SCHEME AMENDMENTS ON EXHIBITION - PSA-2/2017 - re proposed subdivision Cygnet

Dear Sir/Madam,

Please do not allow changes that would allow for a high density subdivision in Cygnet - a beautiful town that really is the Huon Valley's jewel in the crown.

A large subdivision of this nature would be completely out of place/character in our local area and changes to planning schemes should never be amended to satisfy the greed of developers. Your role is to serve your constituents after all.

I have read that a proposal of this nature would allow young families to be able to buy their own lot and build their own home. But considering the water views that the parcel of land in question offers, I can only imagine that lots will be sold at a premium and will undoubtedly be well beyond the financial reach of many so called young families.

A small town like Cygnet does not have the necessary infrastructure to support a large subdivision. Our transport links are severely lacking, including very limited public transport options (eg there is no longer a bus service travelling to Hobart via Nicholls Rivulet Road) and often dangerous and poorly maintained roads (eg again Nicholls Rivulet Road, that would take much more traffic if this subdivision was approved in its current form).

Just because the land in question is a large parcel, it does not mean that every inch of it should be given away to housing and that there won't be major negative implications for the current inhabitants of Cygnet and surrounding areas. You only have to look at Kingston and its subdivisions to get an idea of how quickly an area can become ugly, congested and impractical for its population. It just does not always have to be about the money to be made.

The key is balance and doing all possible to ensure that Cygnet retains all that is special about it. And also remembering that planning schemes were put in place for a reason.

To amend the existing scheme and green light a proposal of this nature will have negative implications for many years to come.

Regards,

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