

**Question:**

What is the Town Boundary?

Is it outlined on the map?

Is it actually the Urban Growth Boundary?

Is it a legislated boundary?

**Re: joint submission 136 by Pickering; Jolly; McIntyre and Nandan.**

Four adjoining titles forming a triangular block between the Channel Hwy and the 'Old Cradoc Rd'. Parts of the Old Cradoc Rd are now named Dances Rd North and Connors Rd.

We feel that LDR rather than Rural Living A is a more appropriate zoning for these titles.

In response to our submission HVC stated that increasing the density of these lots

**'MAY HAVE STRATEGIC MERIT GIVEN THEIR PROXIMITY TO CYGNET'**

We strongly agree with that!

Our submission outlined multiple reasons which we thought supported LDR.

**RESIDENTIAL ZONING REACH**

These titles on the Channel Hwy and the residential development at Devereaux Crt on Silver Hill Rd are equidistant, both 600 meters from the Silver Hill turnoff on the Channel Hwy. We are therefore equidistant from the cygnet town centre.

Devereaux Crt also has the 60km speed limit sign on its extremity. So does my block, the northern most of these titles.

What Devereaux Crt doesn't have is a consistent footpath to the highway into Cygnet. You have to criss-cross from one side of the road to the other to stay on the footpath. There is a consistent footpath from the corner of my block right to the roundabout on the other side of Cygnet.

**PUBLIC TRANSPORT ACCESSIBILITY**

These 4 titles are on a bus corridor with incoming and outgoing bus stops on their perimeter.

Residential developments at Devereaux Crt; Sollys Crt & Bridgets Crt off Wynns Rd, and the residential area at the top of Thorpe Street all have to walk a km or more to a bus stop

**TOWNSHIP ENTRY**

We think its important to point out that these 4 titles are on the Main Arterial Entry into Cygnet and therefore LDR would be a better option for these titles.

1. It would help to preserve the rural character of the township on its main entry into town.
2. It would allow for proper zoning transition from Rural to LDR to Residential. Currently Rural Living abuts Residential.

3. It would give more consistency in the outer limits of residential-living around the township.

### **SCENIC VALUE**

The rural view is on the eastern side of the highway. These titles are on the western side of the highway and are mostly raised above the highway which makes THEM the view on that side as you enter Cygnet.

### **THE OLD CRADOC ROAD**

This is the Eastern boundary of the 4 titles. It was the original planned entry into Cygnet around which land grants were formed so it has historic significance. It also has associations with the British Military Pensioners who were given land in the region in the early 1850s.

The building on our title was built in 1890. The old dwelling on the next property is one of the oldest houses in Cygnet, older than ours. Since a new house was built on the property for the ageing resident this old house has remained vacant and since it is on the same title as the recently built house it cannot be sold. Rezoning would allow that property to be sold and preserved.

It is important to zone this block of titles uniformly because it highlights the historical development of the town, and preserving old houses and linking in stories of the area are important to valuing the environment we live in.

### **LATENT OPPORTUNITIES FOR HOUSING SUPPLY**

Philip Lowe of the Reserve Bank speaking to the National Press Club in recent weeks said - we need to be ready to take advantage of opportunities to provide housing much more rapidly when economic conditions flux and change. He said that means keeping multiple options on the table to help bring housing supply on when dramatic changes occur.

LDR zoning for this particular block of titles may seem insignificant in the whole scheme of things BUT if we take a broader National view, identifying possibilities such as these Nation-Wide could increase opportunities for housing significantly, without dramatically changing the landscapes around them.

To conclude

1. This block of 4 titles is shaped and locked together by the Channel Hwy and the Old Cradoc Rd which separates it from other zones except on its southern boundary where it butts up against the residential zone.
2. The uniform zoning of this block of titles is important because of its historic significance
3. Their proximity to Cygnet makes the town, schools, services accessible on foot.

4. They are within the 60km speed limit and has the same residential reach as so many other developments around Cygnet.
5. They have a public transport linkage to Hobart/Kingston/Dover and places in between
6. They have bus stops on their boundary
7. They have existing infrastructure
8. They have potential to add to the housing supply, even if that potential is latent.
9. Any additional lots that could be created could exit onto Dances Rd and Connors Rd and not directly onto the highway.
10. The rezoning of these titles would have no impact on the scenic view
11. It is important on the township entry to retain the rural character of the area by a reduced density other than Residential
12. LDR would create a zone transition as is generally expected on the main arterial entry to the township.
13. HVC reasoning for continuing Rural Living A zoning was that these titles are outside the town boundary.
14. The Minister for Planning said there are "ongoing calls for adjustments to the Urban Growth Boundary" and The Residential Demand and Supply Analysis suggests the expansion of the Residential Zones of Cygnet (see original submission for references).