
From: Sachie Yasuda
Sent: Sunday, 2 February 2025 8:59 PM
To: TPC Enquiry
Subject: Referral of Major Project - Kangaroo Bay Hotel project CEO's Office
REQ2024-106290

To Mr John Ramsay,

As a resident who has followed the Kangaroo Bay Hotel saga for many years, I was most flabbergasted when I heard that this contentious project had been referred to the Tasmanian Planning Commission for consideration as a Major Project.

The unresolved issue of who owns the land is still before the Supreme Court. The applicants for the Major Project status, Chambroad, are contesting the contract they signed with Clarence City Council in which the land could be repurchased if the contract conditions were not met. For eight years Chambroad has not commenced the project. CCC (and the community) believes the conditions of their Sale and Development Agreement with Chambroad have not been met and are pursuing repurchase of the land.

For eight years, we have had a number of incredibly problematic, inappropriate and excessive proposed designs and plenty of fanciful rhetoric from Chambroad. These have been in direct conflict with the 2008 Kangaroo Bay Urban Design Strategy and Concept Plan as well as the principles of the 2016 Leigh Woolley report for City of Hobart (which should surely apply to Kangaroo Bay given its importance and value to the City Heart and the community).

Chambroad's hotel, along with an increased marina, ferry service, and apartment and commercial buildings threaten over development of this vital area and will destroy access and amenity for the public. Any financial benefit to Tasmania from construction will be short lived and any ongoing benefit will be minimal compared to the permanent community impact.

This project has already been denied Major Project status over a year ago. So what has changed? There have been no alterations to the project. It remains problematic, inappropriate and excessive, not to mention unpopular with locals.

Chambroad's hotel clearly does not qualify as a Major Project and is not in the best interests of locals, Clarence or Tasmania.

As a bare minimum, consideration of Chambroad's hotel as a major project should be declined until the Supreme Court case is determined.

Regards,

Sachie Yasuda