

I am objecting to the Shell Cove Harbour (MP 07_0027 MOD 1) proposal. I am basing my objection on the following grounds.

When purchasing my property in Shell Cove, from existing information, it was on the understanding that current and future development of Shell Cove was to be basically low density housing with some provision for medium density housing plus limited high density accommodation in the vicinity of the proposed town centre. With the proposed modifications to existing plans, this large scale high density living increase will cause major traffic and parking problems which will detract from existing lifestyles that were the major reason for residents, including myself, moving into Shell Cove. Many of the new streets are very narrow with very limited parking facilities for medium and high rise apartment living as most households in Shell Cove have multiple vehicles. With Shell Cove marina being promoted as a major tourism location, traffic congestion will be a major problem especially on weekends. Apart from the construction phase the increased density of the development will cause lifestyle disruption to Shell Cove residents well after the developers have moved on.