

Canal Development Debate



Background Information

Sunny Bay is a popular fishing spot fringed by mangroves. A development proposal for a new canal housing estate and marina has been put to the local shire council for debate by interested parties.

The Topic of the Debate

Should the canal housing and marina development go ahead?

The 3 Parties in Favour of the Development

- ◆ *Real Estate Agent* – His concerns include more housing in the fast-growing area to cater for all types of people, to bring income to the shire through tourism and recreation and to rid the area of mosquitoes that breed in the mangroves.
- ◆ *Builder* – Future employment for many tradespeople and a considerable profit for his company are his interests in this matter.
- ◆ *Shop Owner* – Her concerns are the increased profits for her business and long-term employment for the small shire.

The 3 Parties Against the Development

- ◆ *Local Resident* – Her concerns are for the increased demand on the infra-structure (i.e. bus transport, schools, medical facilities, electricity and water supply, sewerage etc) and for the increase in noise and pollution with building and the greater number of residents.
- ◆ *Conservationist* – Her concerns are that fish breeding habitats containing mangroves and eel grass will be destroyed, that the detergent-containing run-off from canal front houses may

pollute the waterways and that the lead-based anti-fouling paint used on boats will further accumulate causing long-term problems.

- ◆ *Representative from the Local Fishing Club* – His concern is that fish breeding areas will be destroyed and that there is insufficient regulation to prevent over-fishing in the area.