

PLAN CHANGE 4 (PC4)– SUMMARIES OF SUBMISSIONS
Rezone Outer Plains to Living 1 (Deferred) – Liffey Springs Lincoln

Submission Number	Submitter	Point	Position	Summary		Decision Requested
1299	McIntosh K & D, Jung W, Jung MK, Sung M, and Lee SK	1299.01	Oppose	Entire Plan Change	<p>The submitter opposes plan Change in its entirety for the following reasons:</p> <p>In 2007 the submitter applied for resource consent to subdivide their land into 4 x 2ha lots, each with a dwelling. The application was declined on the grounds that two additional dwellings would have a significant adverse effect on the rural amenity of adjoining rural lifestyle block owners to the north and on local rural character. The submitter states that the proposed plan change, if adopted, would create 294 residential lots, which would create a very major adverse effect on rural landscape character.</p> <p>The submitter also states that their land is part of the wetland system in the Lincoln Structure Plan. The submitter states that the 'Dairy' block is lowlying and stormwater drainage is difficult. The submitter considers that the 'Dairy' block should mitigate these effects rather than using their land; or that the submitter should be compensated at residential market land value for the use of their land. the submitter also states that their land is higher than that subject to Plan Change 4 so therefore is unlikely to be suitable as a wetland area.</p> <p>The submitter believes that if plan Change 4 is adopted, it will increase the severity of adverse reverse sensitivity effects that already exist. The submitter considers that the Section 32 analysis in respect of reverse sensitivity for Plan Change 4 is inaccurate and</p>	That Plan Change 4 is declined in its entirety unless provision is made as part of the Plan Change for rezoning the submitters land (and potentially the rural lifestyle blocks to the north, located between the current Living 1 Zone and the submitters land) to living 1 Deferred, subject to the same standards and terms as the Plan Change 4 area (where applicable).

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				<p>understated. The submitters state that given the existing access arrangements the only suitable farming options is for grazing and hay and silage. The creation of residential sites along their eastern boundaries will further limit the effective productive potential of our land by increasing the existing reverse sensitivity effects and create additional problems.</p> <p>The submitter has concerns regarding their security if the Railtrail and esplanade are constructed alongside the L1 Creek, such as dogs straying onto their property and scaring or damaging stock.</p> <p>The submitter believes that the visual assessment by Robert Watson included with Plan Change 4 is inaccurate and incorrect in terms of its assessment of visual impacts of the proposed rezoning. The submitters consider that the assessment that their properties as possessing ‘low naturalness’ reflecting a great deal of modification to the landscape is incorrect and that their blocks are more accurately described as at the very least possessing ‘moderate naturalness’.</p> <p>The submitters also consider that the visual assessment only considered the Lincoln Dale residential subdivision to the north west of the applicants property and that no assessment of impacts on the rural land to the west was considered. The submitters consider that the riparian planting proposed will not mitigate visual effects on that part of the western boundary of the</p>	

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				<p>applicants land which does not bound the LI Creek.</p> <p>The submitters consider that Plan Change 4 renders their land incapable of reasonable use and that Section 85 of the Resource Management Act 1991 applies.</p> <p>The submitter believes that Plan Change 4 is contrary to a number of the Selwyn District Plan objectives and policies, in particular, but not limited to: Town Form Policy B4.3.3 and B4.3.5, Lincoln Preferred Growth Option Policies B4.3.51, B4.3.52, B4.3.53 B4.3.54 and B4.3.55.</p> <p>The submitter believes that Plan Change 4 does not meet the purpose and requirements of particular sections of the Resource Management Act 1991, including but not limited to:</p> <ul style="list-style-type: none"> • Does not promote the sustainable management of physical resources, including the submitters land; • Does not protect physical resources in a way or at a rate which enables people and communities to provide for their economic wellbeing; • Section 31(a); • Section 32 – Incorrect, inadequate and incomplete <p>The submitter considers that if Plan Change 4 is adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10 dwellings per hectare), with the option for road access from the proposed ‘southern boundary road’ when</p>	

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					formed.	
		1299.02	Oppose	Entire Plan Change	<p>The submitter opposes plan Change in its entirety for the following reasons:</p> <p>In 2007 the submitter applied for resource consent to subdivide their land into 4 x 2ha lots, each with a dwelling. The application was declined on the grounds that two additional dwellings would have a significant adverse effect on the rural amenity of adjoining rural lifestyle block owners to the north and on local rural character. The submitter states that the proposed plan change, if adopted, would create 294 residential lots, which would create a very major adverse effect on rural landscape character.</p> <p>The submitter also states that their land is part of the wetland system in the Lincoln Structure Plan. The submitter states that the 'Dairy' block is lowlying and stormwater drainage is difficult. The submitter considers that the 'Dairy' block should mitigate these effects rather than using their land; or that the submitter should be compensated at residential market land value for the use of their land. the submitter also states that their land is higher than that subject to Plan Change 4 so therefore is unlikely to be suitable as a wetland area.</p> <p>The submitter believes that if plan Change 4 is adopted, it will increase the severity of adverse reverse sensitivity effects that already exist. The submitter</p>	That in the event that it is determined that the above relief is beyond scope, that Plan Change 4 is declined in its entirety and a new plan change is prepared and notified which includes the submitters land (and potentially the rural lifestyle blocks to the north, located between the current Living 1 Zone and the submitters land) to Living 1 Deferred, subject to the same standards and terms as the Plan Change 4 area (where applicable)

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				<p>considers that the Section 32 analysis in respect of reverse sensitivity for Plan Change 4 is inaccurate and understated. The submitters state that given the existing access arrangements the only suitable farming options is for grazing and hay and silage. The creation of residential sites along their eastern boundaries will further limit the effective productive potential of our land by increasing the existing reverse sensitivity effects and create additional problems.</p> <p>The submitter has concerns regarding their security if the Railtrail and esplanade are constructed alongside the L1 Creek, such as dogs straying onto their property and scaring or damaging stock.</p> <p>The submitter believes that the visual assessment by Robert Watson included with Plan Change 4 is inaccurate and incorrect in terms of its assessment of visual impacts of the proposed rezoning. The submitters consider that the assessment that their properties as possessing 'low naturalness' reflecting a great deal of modification to the landscape is incorrect and that their blocks are more accurately described as at the very least possessing 'moderate naturalness'.</p> <p>The submitters also consider that the visual assessment only considered the Lincoln Dale residential subdivision to the north west of the applicants property and that no assessment of impacts on the rural land to the west was considered. The submitters consider that</p>	

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				<p>the riparian planting proposed will not mitigate visual effects on that part of the western boundary of the applicants land which does not bound the LI Creek.</p> <p>The submitters consider that Plan Change 4 renders their land incapable of reasonable use and that Section 85 of the Resource Management Act 1991 applies.</p> <p>The submitter believes that Plan Change 4 is contrary to a number of the Selwyn District Plan objectives and policies, in particular, but not limited to: Town Form Policy B4.3.3 and B4.3.5, Lincoln Preferred Growth Option Policies B4.3.51, B4.3.52, B4.3.53 B4.3.54 and B4.3.55.</p> <p>The submitter believes that Plan Change 4 does not meet the purpose and requirements of particular sections of the Resource Management Act 1991, including but not limited to:</p> <ul style="list-style-type: none"> • Does not promote the sustainable management of physical resources, including the submitters land; • Does not protect physical resources in a way or at a rate which enables people and communities to provide for their economic wellbeing; • Section 31(a); • Section 32 – Incorrect, inadequate and incomplete <p>The submitter considers that if Plan Change 4 is adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10</p>	

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					dwelling per hectare), with the option for road access from the proposed 'southern boundary road' when formed.	
		1299.03	Oppose	Entire Plan Change	<p>The submitter opposes plan Change in its entirety for the following reasons:</p> <p>In 2007 the submitter applied for resource consent to subdivide their land into 4 x 2ha lots, each with a dwelling. The application was declined on the grounds that two additional dwellings would have a significant adverse effect on the rural amenity of adjoining rural lifestyle block owners to the north and on local rural character. The submitter states that the proposed plan change, if adopted, would create 294 residential lots, which would create a very major adverse effect on rural landscape character.</p> <p>The submitter also states that their land is part of the wetland system in the Lincoln Structure Plan. The submitter states that the 'Dairy' block is lowlying and stormwater drainage is difficult. The submitter considers that the 'Dairy' block should mitigate these effects rather than using their land; or that the submitter should be compensated at residential market land value for the use of their land. the submitter also states that their land is higher than that subject to Plan Change 4 so therefore is unlikely to be suitable as a wetland area.</p> <p>The submitter believes that if plan Change 4 is adopted,</p>	<p>That consideration of Plan Change 4 is deferred until such time as consent is granted, at no cost to the submitters (either by way of plan change or resource consent) for development of the submitters land for rural lifestyle purposes, with an average density per net site of 3,000m2</p> <p>And/or Such other relief as the Council considers will give effect to the intent of this submission.</p>

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				<p>it will increase the severity of adverse reverse sensitivity effects that already exist. The submitter considers that the Section 32 analysis in respect of reverse sensitivity for Plan Change 4 is inaccurate and understated. The submitters state that given the existing access arrangements the only suitable farming options is for grazing and hay and silage. The creation of residential sites along their eastern boundaries will further limit the effective productive potential of our land by increasing the existing reverse sensitivity effects and create additional problems.</p> <p>The submitter has concerns regarding their security if the Railtrail and esplanade are constructed alongside the L1 Creek, such as dogs straying onto their property and scaring or damaging stock.</p> <p>The submitter believes that the visual assessment by Robert Watson included with Plan Change 4 is inaccurate and incorrect in terms of its assessment of visual impacts of the proposed rezoning. The submitters consider that the assessment that their properties as possessing ‘low naturalness’ reflecting a great deal of modification to the landscape is incorrect and that their blocks are more accurately described as at the very least possessing ‘moderate naturalness’.</p> <p>The submitters also consider that the visual assessment only considered the Lincoln Dale residential subdivision to the north west of the applicants property</p>	

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				<p>and that no assessment of impacts on the rural land to the west was considered. The submitters consider that the riparian planting proposed will not mitigate visual effects on that part of the western boundary of the applicants land which does not bound the LI Creek.</p> <p>The submitters consider that Plan Change 4 renders their land incapable of reasonable use and that Section 85 of the Resource Management Act 1991 applies.</p> <p>The submitter believes that Plan Change 4 is contrary to a number of the Selwyn District Plan objectives and policies, in particular, but not limited to: Town Form Policy B4.3.3 and B4.3.5, Lincoln Preferred Growth Option Policies B4.3.51, B4.3.52, B4.3.53 B4.3.54 and B4.3.55.</p> <p>The submitter believes that Plan Change 4 does not meet the purpose and requirements of particular sections of the Resource Management Act 1991, including but not limited to:</p> <ul style="list-style-type: none"> • Does not promote the sustainable management of physical resources, including the submitters land; • Does not protect physical resources in a way or at a rate which enables people and communities to provide for their economic wellbeing; • Section 31(a); • Section 32 – Incorrect, inadequate and incomplete <p>The submitter considers that if Plan Change 4 is</p>	

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					adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10 dwellings per hectare), with the option for road access from the proposed 'southern boundary road' when formed.	
		1299.04	Oppose	Entire Plan Change	<p>The submitter opposes plan Change in its entirety for the following reasons:</p> <p>In 2007 the submitter applied for resource consent to subdivide their land into 4 x 2ha lots, each with a dwelling. The application was declined on the grounds that two additional dwellings would have a significant adverse effect on the rural amenity of adjoining rural lifestyle block owners to the north and on local rural character. The submitter states that the proposed plan change, if adopted, would create 294 residential lots, which would create a very major adverse effect on rural landscape character.</p> <p>The submitter also states that their land is part of the wetland system in the Lincoln Structure Plan. The submitter states that the 'Dairy' block is lowlying and stormwater drainage is difficult. The submitter considers that the 'Dairy' block should mitigate these effects rather than using their land; or that the submitter should be compensated at residential market land value for the use of their land. the submitter also states that their land is higher than that subject to Plan Change 4 so therefore is unlikely to be suitable as a wetland area.</p>	The submitters consider that the 'Dairy' block should mitigate the effects of its development 'on site' rather than use the submitters land for this purpose, or compensate the submitters for this at residential market value for the use of their land.

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					<p>The submitter believes that if plan Change 4 is adopted, it will increase the severity of adverse reverse sensitivity effects that already exist. The submitter considers that the Section 32 analysis in respect of reverse sensitivity for Plan Change 4 is inaccurate and understated. The submitters state that given the existing access arrangements the only suitable farming options is for grazing and hay and silage. The creation of residential sites along their eastern boundaries will further limit the effective productive potential of our land by increasing the existing reverse sensitivity effects and create additional problems.</p> <p>The submitter has concerns regarding their security if the Railtrail and esplanade are constructed alongside the L1 Creek, such as dogs straying onto their property and scaring or damaging stock.</p> <p>The submitter believes that the visual assessment by Robert Watson included with Plan Change 4 is inaccurate and incorrect in terms of its assessment of visual impacts of the proposed rezoning. The submitters consider that the assessment that their properties as possessing ‘low naturalness’ reflecting a great deal of modification to the landscape is incorrect and that their blocks are more accurately described as at the very least possessing ‘moderate naturalness’.</p> <p>The submitters also consider that the visual assessment</p>	

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				<p>only considered the Lincoln Dale residential subdivision to the north west of the applicants property and that no assessment of impacts on the rural land to the west was considered. The submitters consider that the riparian planting proposed will not mitigate visual effects on that part of the western boundary of the applicants land which does not bound the LI Creek.</p> <p>The submitters consider that Plan Change 4 renders their land incapable of reasonable use and that Section 85 of the Resource Management Act 1991 applies.</p> <p>The submitter believes that Plan Change 4 is contrary to a number of the Selwyn District Plan objectives and policies, in particular, but not limited to: Town Form Policy B4.3.3 and B4.3.5, Lincoln Preferred Growth Option Policies B4.3.51, B4.3.52, B4.3.53 B4.3.54 and B4.3.55.</p> <p>The submitter believes that Plan Change 4 does not meet the purpose and requirements of particular sections of the Resource Management Act 1991, including but not limited to:</p> <ul style="list-style-type: none"> • Does not promote the sustainable management of physical resources, including the submitters land; • Does not protect physical resources in a way or at a rate which enables people and communities to provide for their economic wellbeing; • Section 31(a); • Section 32 – Incorrect, inadequate and incomplete 	

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					The submitter considers that if Plan Change 4 is adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10 dwellings per hectare), with the option for road access from the proposed 'southern boundary road' when formed.	
		1299.05	Oppose	Entire Plan Change	<p>The submitter opposes plan Change in its entirety for the following reasons:</p> <p>In 2007 the submitter applied for resource consent to subdivide their land into 4 x 2ha lots, each with a dwelling. The application was declined on the grounds that two additional dwellings would have a significant adverse effect on the rural amenity of adjoining rural lifestyle block owners to the north and on local rural character. The submitter states that the proposed plan change, if adopted, would create 294 residential lots, which would create a very major adverse effect on rural landscape character.</p> <p>The submitter also states that their land is part of the wetland system in the Lincoln Structure Plan. The submitter states that the 'Dairy' block is lowlying and stormwater drainage is difficult. The submitter considers that the 'Dairy' block should mitigate these effects rather than using their land; or that the submitter should be compensated at residential market land value for the use of their land. the submitter also states that</p>	The submitter considers that if Plan Change 4 is adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10 dwellings per hectare), with the option for road access from the proposed 'southern boundary road' when formed.

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				<p>their land is higher than that subject to Plan Change 4 so therefore is unlikely to be suitable as a wetland area.</p> <p>The submitter believes that if plan Change 4 is adopted, it will increase the severity of adverse reverse sensitivity effects that already exist. The submitter considers that the Section 32 analysis in respect of reverse sensitivity for Plan Change 4 is inaccurate and understated. The submitters state that given the existing access arrangements the only suitable farming options is for grazing and hay and silage. The creation of residential sites along their eastern boundaries will further limit the effective productive potential of our land by increasing the existing reverse sensitivity effects and create additional problems.</p> <p>The submitter has concerns regarding their security if the Railtrail and esplanade are constructed alongside the L1 Creek, such as dogs straying onto their property and scaring or damaging stock.</p> <p>The submitter believes that the visual assessment by Robert Watson included with Plan Change 4 is inaccurate and incorrect in terms of its assessment of visual impacts of the proposed rezoning. The submitters consider that the assessment that their properties as possessing 'low naturalness' reflecting a great deal of modification to the landscape is incorrect and that their blocks are more accurately described as at the very least possessing 'moderate naturalness'.</p>	

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					<p>The submitters also consider that the visual assessment only considered the Lincoln Dale residential subdivision to the north west of the applicants property and that no assessment of impacts on the rural land to the west was considered. The submitters consider that the riparian planting proposed will not mitigate visual effects on that part of the western boundary of the applicants land which does not bound the LI Creek.</p> <p>The submitters consider that Plan Change 4 renders their land incapable of reasonable use and that Section 85 of the Resource Management Act 1991 applies.</p> <p>The submitter believes that Plan Change 4 is contrary to a number of the Selwyn District Plan objectives and policies, in particular, but not limited to: Town Form Policy B4.3.3 and B4.3.5, Lincoln Preferred Growth Option Policies B4.3.51, B4.3.52, B4.3.53 B4.3.54 and B4.3.55.</p> <p>The submitter believes that Plan Change 4 does not meet the purpose and requirements of particular sections of the Resource Management Act 1991, including but not limited to:</p> <ul style="list-style-type: none"> • Does not promote the sustainable management of physical resources, including the submitters land; • Does not protect physical resources in a way or at a rate which enables people and communities to provide for their economic wellbeing; 	

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					<ul style="list-style-type: none"> • Section 31(a); • Section 32 – Incorrect, inadequate and incomplete <p>The submitter considers that if Plan Change 4 is adopted, then their land should be rezoned to Deferred Living 1 for conventional residential subdivision (10 dwellings per hectare), with the option for road access from the proposed ‘southern boundary road’ when formed.</p>	
1300	Lincoln Estates Ltd	1300.01	Oppose	Entire Plan Change	<p>The submitter opposes Plan Change 4 in its entirety for the following reasons:</p> <p>The submitter states that the rezoning of the land fails to give enough certainty that adequate provision will be made for the proper position to adjoining properties of connecting roads, cycleways, walkways, reserves, and all services including but not limited to water supply, stormwater, sanitary sewer.</p> <p>The submitter believes that Plan Change 4 fails to take account of an integrated planning approach for all land on the eastern extent of Lincoln and instead considers the Liffey Springs land in isolation.</p> <p>The submitter believes that aspects of Plan Change 4 are contrary to sound resource management planning principles and practice.</p>	That Plan Change 4 be declined.

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		1300.02	Oppose	Entire Plan Change	<p>The submitter opposes Plan Change 4 in its entirety for the following reasons:</p> <p>The submitter states that the rezoning of the land fails to give enough certainty that adequate provision will be made for the proper position to adjoining properties of connecting roads, cycleways, walkways, reserves, and all services including but not limited to water supply, stormwater, sanitary sewer.</p> <p>The submitter believes that Plan Change 4 fails to take account of an integrated planning approach for all land on the eastern extent of Lincoln and instead considers the Liffey Springs land in isolation.</p> <p>The submitter believes that aspects of Plan Change 4 are contrary to sound resource management planning principles and practice.</p>	<p>That the rezoning confer sufficient definition, to the submitters satisfaction, to take account of:</p> <ol style="list-style-type: none"> 1) General urban design principles and practice; 2) The Draft Lincoln Structure Plan; 3) The development of the land lying to the east of the LII River which is also proposed to be developed for residential development; 4) The Draft integrated Catchment Management Plan for Lincoln; and 5) Any and all other such matters relevant to the submitter. <p>This would include sufficient definition, within the plan Change, so that the proper position to the adjoining property to the east for connecting roads, cycleways, walkways, reserves, and all services including but not limited to water supply, stormwater and sanitary sewer.</p>
1301	Moir BR & AS	1301.01	Oppose	Entire Plan Change	<p>The submitter opposes Plan Change 4 in its entirety for the following reasons:</p> <p>The submitter states that the rezoning of the land fails to give enough certainty that adequate provision will be made for the proper position to adjoining properties of connecting roads, cycleways, walkways, reserves, and all services including but not limited to water supply,</p>	That Plan Change 4 be declined.

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					<p>stormwater, sanitary sewer.</p> <p>The submitter believes that Plan Change 4 fails to take account of an integrated planning approach for all land on the eastern extent of Lincoln and instead considers the Liffey Springs land in isolation.</p> <p>The submitter believes that aspects of Plan Change 4 are contrary to sound resource management planning principles and practice.</p>	
		1301.02	Oppose	Entire Plan Change	<p>The submitter opposes Plan Change 4 in its entirety for the following reasons:</p> <p>The submitter states that the rezoning of the land fails to give enough certainty that adequate provision will be made for the proper position to adjoining properties of connecting roads, cycleways, walkways, reserves, and all services including but not limited to water supply, stormwater, sanitary sewer.</p> <p>The submitter believes that Plan Change 4 fails to take account of an integrated planning approach for all land on the eastern extent of Lincoln and instead considers the Liffey Springs land in isolation.</p> <p>The submitter believes that aspects of Plan Change 4 are contrary to sound resource management planning principles and practice.</p>	<p>That the rezoning confer sufficient definition, to the submitters satisfaction, to take account of:</p> <ol style="list-style-type: none"> 1) General urban design principles and practice; 2) The Draft Lincoln Structure Plan; 3) The development of the land lying to the east of the LII River which is also proposed to be developed for residential development; 4) The Draft integrated Catchment Management Plan for Lincoln; and 5) Any and all other such matters relevant to the submitter. <p>This would include sufficient definition, within the plan Change, so that the proper position to the adjoining property to the east for connecting roads, cycleways, walkways, reserves, and all services</p>

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						including but not limited to water supply, stormwater and sanitary sewer.