

## Submission

### Plan Change 68

Our first preference is to oppose this plan change.

We Trevor Holder and Karlee Mayne choose Prebbleton many years ago, because of the semi-rural lifestyle, open spaces and to be able to enjoy a semi country, peaceful existence.

We believe that our lifestyle will be adversely affected by the over 800 houses, proposing to be built around us. Each one of those 800+ houses will have an average of at 2 cars and 4 people within the home. This and this alone will have a massive effect on the way we live here with noise, light pollution, dramatic traffic increase to name a few.

The proposed plan change document mentions under character, amenity and visual changing this use to residential will “significantly alter the character of the site and saying that does not mean that any adverse effects will arise” is incorrect.

In the submission they stated that effected parties including us are “supportive or ambivalent” which is incorrect we oppose the development for the following reasons. –

1. Accumulative effects of traffic pressure on infrastructure
2. Not consistent with existing subdivision density – less dense the further out of the township the development is.
3. Visual and local use impacts of changes to Trent’s and Hampton’s Road.
4. Discharge of storm water to soak pits on new houses that could impact water quality from our wells.
5. Impacts to our way of living when it comes to maintaining our property from hedge trimming, noise and light pollution and complaints, dust and pest control.
6. Impact on Prebbleton School
7. Loss of arable, productive land.
8. No public transport links.
9. Increase risk over flooding due to overland flow paths heading towards Shands Road.
10. Impact on native wildlife

If the development was to proceed then our second preference is to follow the existing Prebbleton development plan which is that the further you spread out from Prebbleton township the section sizes increase as it has done in kingcraft drive and penberly where the sections have a minimum size

of approximately 5000m<sup>2</sup> to retain the rural character of the area and reduce impacts of traffic and services to all the existing residents.

If the development was to go ahead we would require the following

1. Sections increasing in size from 700m<sup>2</sup> at the sterling park end no smaller than 5000m<sup>2</sup> as the development proceeds north towards Shands road.
2. Non development zones around existing properties.
3. Non complaint covenant against existing landowners and businesses.
4. Properties facing Trent's and Hampton's road to have a setback and planted boundary to retain rural feel of Trent's and Hamptons road.
5. No direct entry to sections off Trent's and Hampton's road.

#### **Inconsistencies and questions around wording included in the proposal**

The proposal also mentions under neighbouring activities and sensitivity's that these have been taken into account. But How? The proposal states the developer could potentially create larger lots near these activities, but no other mitigations to reduce impacts to existing use of these properties have been put forward. Without the appropriate mitigations this proposal would significantly reduce the ability to operate a business if I choose to set one up.

Our key points that we oppose this subdivision on the plans provided as it is a high density development in a rural setting that does not match the rest of the area as you proceed away from the township.

To us there is a lot of jargon that says potentially, minimums that are misleading and very unclear of the purpose. There is a total disregard for the planning the council has previously done with prior subdivisions, and inability to continue on with the same style of subdivisions due to the financial gain of smaller sections. It is very unclear on what the road frontage will look like, bike paths, lighting as it is mentioned in the proposal it is best determined through subdivision process and/or private developer agreements with the council so land owners have no say in what it will look like once again.

Thank you for your consideration of this submission

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