

From: [Plan Change 69](#)
To: simonpaduch@gmail.com
Cc: [Submissions](#)
Subject: Copy of your further submission on the Proposed Plan Change 69
Date: Thursday, 16 September 2021 2:24:54 p.m.

Submitter Details

Submitter ID: PC69-0266

Submitter name: Theresa Kortegast

Submitter address: 36 Collins Rd Lincoln 7674

Contact email: simonpaduch@gmail.com

Contact phone number: 021506283

Grounds:

I am a person who has an interest in the proposal that is greater than the interest the general public has

My property at 36 Collins Road Lincoln is within the boundaries of the proposed Plan Change 69 and will be greatly affected by the plan change and any works carried out on the surrounding lands.

Wish to be heard: Yes

Consider joint case: Yes

Point 1

Submitter ID to which my/our further submission relates:

PC69-0014

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

- A third party needs to be engaged on behalf of council to determine the true and wider implications of the increased traffic flows and movements from this proposed development. Minimal research has so far been conducted and therefore will be entirely inaccurate. Particular focus needs to be on Collins Road and Springs Road.

The decision I/we want Council to make:

Engage a third party to conduct more accurate traffic movements.

Point 2

Submitter ID to which my/our further submission relates:

PC69-0072

Submission point to which my/our further submission relates:

002

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

A development proposal of this size should include major community amenities to ensure community engagement remains within the immediate neighbourhood and provides activities for existing and future residents. Current amenities involve further car movements to the Northern area of Lincoln, increasing traffic in all parts of the township and demoting the need for walkable communities.

The decision I/we want Council to make:

Have developer disclose more detailed plans of the proposed subdivision including addressing current and future amenities

Point 3

Submitter ID to which my/our further submission relates:

PC69-0072

Submission point to which my/our further submission relates:

004

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Further to this, the Springs Road and Collins Road intersection would need an intense upgrade in order to provide for increased traffic movements.

The decision I/we want Council to make:

Developer to provide roading upgrades

Point 4

Submitter ID to which my/our further submission relates:

PC69-0072

Submission point to which my/our further submission relates:

005

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Agree. Existing drains on Collins Road properties have not been factored into calculations and how natural springs not within the Greenslade property would be determinately affected.

The decision I/we want Council to make:

Ensure full GeoTechnical reports are provided and robust storm water management plan is implemented.

Point 5

Submitter ID to which my/our further submission relates:

PC69-0072

Submission point to which my/our further submission relates:

006

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Agree. No residential development should be able to proceed without basic wastewater capacity. This reiterates the scale of the proposal and how the township would not be able to cope. Overflow ponds are not a modern day solution.

The decision I/we want Council to make:

Upgrade wastewater facilities prior to development

Point 6

Submitter ID to which my/our further submission relates:

PC69-0072

Submission point to which my/our further submission relates:

007

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Increase in impervious areas will result in higher risk of flooding for existing properties in the area, particularly 36 Collins Road, as well as future homes to be built. There has also been no provisions to transition the housing density of this proposal to the rural properties along Collins Road. These lots would need to be large lifestyle blocks to fit with the rural nature of Lincoln and surrounding properties, and ensure no vehicle access comes off Collins Road.

The decision I/we want Council to make:

Provide more detailed plans for storm water and lot sizes.

Point 7

Submitter ID to which my/our further submission relates:

PC69-0078

Submission point to which my/our further submission relates:

002

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Upgrade of Collins Rd and Springs Rd intersection would be a must due to it's current dangerous layout. It is also suggested that new properties on the Northern side of Collins Road are not granted vehicle access from Collins Road, but are serviced from the rear within the new subdivision.

The decision I/we want Council to make:

Enforce roading upgrades and limit vehicle access to properties off new roads, not existing

Point 8

Submitter ID to which my/our further submission relates:

PC69-0078

Submission point to which my/our further submission relates:

006

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Some meetings have taken place however there has been an absolute lack of response and cooperation from the Rolleston Industrial Developments Ltd.

The decision I/we want Council to make:

Developer to hold a community meeting and provide more detail.

Point 9

Submitter ID to which my/our further submission relates:

PC69-0087

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

- Light pollution from the proposed subdivision will encroach on existing rural properties to the South of the plan change area.

The decision I/we want Council to make:

Developer to provide a large green belt as a buffer zone

Point 10

Submitter ID to which my/our further submission relates:

PC69-0087

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

- There is no evident transition zone from medium density housing to rural properties on the southern edge of the plan change area.

The decision I/we want Council to make:

Enforce properties along Collins Road to be larger lifestyle blocks.

Point 11

Submitter ID to which my/our further submission relates:

PC69-0099

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

Will there be adequate stormwater management systems in place to ensure exiting properties are not affected by the extra stormwater runoff that will be a result of the increased impervious areas? Has research been conducted to determine an approximate FGL of the sections and FFL of the homes to ensure residences stay dry in large rain events?

The decision I/we want Council to make:

Guarantee from Council and Developer there will be no affects on 36 Collins Rd in regards to stormwater.

Point 12

Submitter ID to which my/our further submission relates:

PC69-0102

Submission point to which my/our further submission relates:

003

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

No reference to ensure existing wetlands, streams and drains will not be adversely affected.

The decision I/we want Council to make:

Guarantee from Council and Developer there will be no affects on 36 Collins Rd in regards to stormwater and existing drains.

Point 13

Submitter ID to which my/our further submission relates:

PC69-0200

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

- Developer has confirmed that limited geotechnical assessment has taken place. Need more evidence prior to plan change regarding stormwater manageme

The decision I/we want Council to make:

Demand further information

Point 14

Submitter ID to which my/our further submission relates:

PC69-0210

Submission point to which my/our further submission relates:

001

My/our position on this submission point is:

Support In Part

The reason for my/our support of opposition are:

- Will a covenant or caveat be in place of new homes to ensure there is no objection to agricultural works taking place in neighboring properties, including but not limited to farm machinery, spraying of fertilizers and pesticides, all times of day?

The decision I/we want Council to make:

Ensure covenants are in place to protect existing rural properties and activities that take place on these lots.

Point 15

Submitter ID to which my/our further submission relates:

PC69-0131

Submission point to which my/our further submission relates:

004

My/our position on this submission point is:

Support

The reason for my/our support of opposition are:

Agree the proposed amenities and small local centre need to be much larger in order to support a development of this size.

The decision I/we want Council to make:

Increase commercial and retail space so residents have better access to amenities that are within

walking distance.

Point 16

Submitter ID to which my/our further submission relates:

PC69-0131

Submission point to which my/our further submission relates:

009

My/our position on this submission point is:

Support

The reason for my/our support of opposition are:

Each new residential lot should be in some way responsible for stormwater management either through a grate or soak ring system. This will reduce water run off during the large rain events.

The decision I/we want Council to make:

Investigate viability of grate systems per lot and enforce as a condition of any RC.

Point 17

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 18

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 19

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make:

Point 20

Submitter ID to which my/our further submission relates:

Submission point to which my/our further submission relates:

My/our position on this submission point is:

The reason for my/our support of opposition are:

The decision I/we want Council to make: