

Submission for PPC83

Considerations

Sewerage and water

All properties at the moment built at the Rise have spent a considerable amount of money on wastewater and water tanks.

I wonder what will happen if this subdivision is changed to residential will our rates change, will we be forced on to town supply services and if so how will we be compensated for our present possibly redundant infrastructure.

In the past properties that have their own systems have been made to pay a fee because town services are now close to their boundaries and accessible.

Regarding subdivision

At the moment in the Rise we have height restrictions, landscape architecture restrictions, ridgelines to consider etc etc

If the zoning is changed will these restrictions be abolished.

If not there is clearly no advantage to present owners, as we will have to pay higher rates (Residential) including wastewater and town supply water charges even if we stay on our own systems and don't get connected.

In Theory I am not against this change of zoning but I would like assurances around these issues that I have just raised.

I have always wanted to build on the top part of our site to take advantage of the views but after talking to council and consultation with our landscape architect Simon Cocker this proved impossible under the current rules.

Conclusion

So before my family offers any support for the plan change I would like clarification in writing that we will not be forced to change to any town system for our existing home and also we will not be charged a fee for some service going past our property that we do not need or wish to use.

Buses drive past our property everyday but I only have to pay for the bus if I hope on it, why should wastewater and drinking water be any different?

Also we need clarification about the intention to deal with existing conditions and covenants and how our land would be freed up to allow for subdivision.

Best regards

Garry Clarke



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