

Andrew Rutherford and Simone Lehr

107 Hall Road

Sawyers Bay

Port Chalmers 9023

Date: 15/8/2022

The Hearing Panel

2GP Variation 2 - Hearing 4 - Greenfields

22 August, 2022 - 4.10pm

Dunedin City Council

RS170 (Part 103, 105, 107 Hall Road, Sawyers Bay)



Statement

Introduction:

My name is Andrew Rutherford and I made the submission for the site RS170 for the 2GP. My wife Simone Lehr is also here. We own 107 Hall Road which is one of the properties under consideration.

Submission request:

Our request is that the DCC zone the indicated area as 'Township and Settlement' in the 2GP. If this is not possible to zone it as 'Large Lot Residential' to the smallest possible lot size under this zoning.

Context:

The area that is sought for rezoning is a slightly sloping but reasonably flat area with an approximate size of: 1.35 ha. A creek, which could provide a water source, runs through or borders all the properties and a formed road provides access to all the sites. It is adjoining the township and settlement zoning and part of the site is already connected to council services.

Statement discussion:

The council has been mandated by the government to identify areas for additional housing capacity within its jurisdiction.

The '2GP, Variation 2 Report on Greenfield Rezoning' shows that the site is positively appraised by the council for residential development. However an issue that has come to the fore is that under the 3 Waters framework, the development is said to "exacerbate downstream wastewater overflows".

Under further investigation of alternate residential zonings, we and the council planners (see email correspondence attached) have identified that Large Lot Residential is not subject to this constraint as there is a preferred option for self servicing in this zoning.

Bede Morrissey on behalf of the Planning Department in the council has written in an email that: "3 Waters would be open to the possibility of self-servicing [for this site] at Large Lot Residential density."

It is worth pointing out that part 103 & 105 are already connected to council 3 Waters services and 107 is outside the boundary for these services and with a minimum lot size of 2000 sqm only part of 107 would be able to accommodate additional dwellings.

The council landscape architect, Luke McKinlay said in the report that; "It is considered that Large Lot Residential sites could be accommodated in this location with relatively low adverse effects on existing rural-residential character or visual amenity."

To sum up, rezoning the site in question to Large Lot Residential provides a way for the council to meet its mandate, whilst meeting 3 Waters concerns to do with wastewater. We look forward to your decision from this hearing and welcome any questions you may have.

Thank you,

Andrew Rutherford, Simone Lehr

TO: Bede Morrissey, Policy Planner, City Development

FROM: Luke McKinlay, Landscape Architect

DATE: 14 April 2022

RS170: 103, 105, 107 Hall Road, Sawyers Bay – Rezoning from Rural Residential 1 to some form of Residential zoning

1. These sites are adjacent to the north-eastern extent of Township and Settlement development within Sawyers Bay and comprise part of 103, 105, and 107 Hall Road. The sites have a combined size of 1.35 ha. The original reason for the rezoning rejection in the section 32 report was that development of this site will exacerbate downstream wastewater overflows.

2. The original submitter seeks that this whole area be rezoned from Rural Residential 1 to some form of residential zoning. This could be either Township and Settlement, Large Lot Residential (LLR1 or LLR2), or some other form of residential zoning.

3. An approximate estimate of residential capacity at this site would be as follows. At Township and Settlement (400m²), the site could support approximately 23 dwellings. At Large Lot Residential 1 (2,000m²), the site could support approximately 5 dwellings, and at Large Lot Residential 2 (3,500m²), the site could support approximately 3 dwellings.

4. 103 Hall Road and the part of 105 Hall Road subject to the rezoning submission are residential properties, both with well-established curtilage vegetation. The Sawyers Bay Stream meanders along the western boundary of 103 Hall Road. Except for the stream channel, these sites are flat to gently undulating.

5. 107 Hall Road is located to the northwest of 105 Hall Road, on the opposite side of an accessway, which runs perpendicular to Hall Road. A cluster of trees occupies the northern part of the property, otherwise the part of this property subject to the proposed rezoning consists of a small, flat to gently undulating pastoral paddock.

6. There is a transition in topography to steeper land west and north of 107 Hall Road. There is also a transition in the pattern of development up the valley. On the lower slopes, immediately northwest of the subject sites, there is a small cluster of rural residential lots with dwellings, out-buildings and mature plantings (shelter, amenity and productive). The mid and upper slopes of the valley have higher natural character values associated with bush covered areas that fall within the Flagstaff/Mt Cargill SNL and Mt Cargill/Kapukataumahaka ONL.

7. It is considered that Large Lot residential sites could be accommodated in this location with relatively low adverse effects on existing rural-residential character or visual amenity. The location of Township and Settlement development opposite 103 and 105 Hall Road and the existing residential activities within these sites would mean large lot development would not appear out of context/contrast strongly with existing development patterns. Large lot development would also provide a transition to neighbouring rural residential sites to the northwest. Existing dwellings on the opposite side of Hall Road, are located on hill slopes elevated above the subject sites. Views from these dwellings are “over the top” of these sites.

As such, potential adverse visual amenity effects from these closest residential sites are likely to be relatively low.

8. The part of 107 Hall Road subject to the rezoning submission has a more open spatial character than 103 and 105 Hall Road and currently contains no residential development. Nevertheless, it is considered that the part of 107 subject to the submission could accommodate large lot development, without detracting notably from the rural-residential character of the surrounding area or the landscape values of the nearby SNL. Due to its location on low-lying land, near existing Town and Settlement residential development, and separate from the more spacious rural-residential patterns on the hillslopes above the site, adverse effects on existing landscape and visual amenity values could be kept to a low level.

RE: Follow up on site RS170 (part 103, 105, 107 Hall Road, Sawyers Bay)

Bede Morrissey <bede.morrissey@dcc.govt.nz>
To: Andrew Rutherford

Tue, Aug 9 at 12:07 PM

Hi Andrew,

Sorry for the delay in getting back to you on this, we are currently finalising a large amount of work and information prior to the hearing commencing next week. I have sought clarity from 3 Waters regarding what their position might be on self-servicing.

Their response indicates that self-servicing for wastewater at Township and Settlement zoning is not possible at this location. The soil properties are such that a significant area is required for wastewater disposal, and Township and Settlement zoning does not provide a sufficient site size to achieve this. Self-servicing is potentially possible at Large Lot Residential zoning. This includes self-servicing for both water supply and wastewater, although it is noted that self-servicing for water supply is constrained (i.e. there may be insufficient water supply at certain times of the year – although there are options to resolve this such as more water storage, larger collection area, tanker top-up). 3 Waters would not support self-servicing for wastewater only, it would need to be both water supply and wastewater.

So, self-servicing at Township and Settlement zoning is not supported, but 3 Waters would be open to the possibility of self-servicing at Large Lot Residential density.

I hope this is useful. I look forward to seeing you at the hearing.

Regards

Bede Morrissey

**Policy Planner
City Development**

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