

Verbal submission to hearing on Submission S37 on Rezoning 336 Portobello Rd GF14

I am Neil Harraway, speaking for myself and my wife Anita Chan. We live at 332 Portobello Road, which is accessed by the driveway immediately to the west of Weller Street

Our position is that we are not totally opposed to rezoning and subdivision, but we have various concerns. We appreciate the discussions with Joe, which helped us understand the proposal so far. However important details have yet to be addressed in planning.

We are objecting in order that our questions and concerns and those of our neighbours are heard and hopefully met, if a decision is made to allow rezoning and then resource consent.

We submit that an NDMA will go a long way to ensuring best practice in this development, even though it may not be formally "large scale."

On specifics:

Transport effects:

Our concern is how the increased traffic from 9 extra houses can safely enter or leave Weller Street and our private driveway. In our drive the three houses have eight cars.

We understand that combining Weller Street and our private driveway will give greater width and probably a right angle onto Portobello Road.

There is little detail on how our private driveway will be integrated with Weller Street, physically and legally.

We don't understand how much the slope and sideways angle will be steepened and how that will affect our manoeuvring.

We don't understand what the sight lines will be along Portobello Road and how easy it will be to enter and exit.

We welcome the DCC planner's recommendation to further investigate the transport effects before deciding on rezoning.

Natural hazards – land stability and stormwater.

Our house does not sit below the proposed subdivision, so we have less concerns than our "laneway" neighbours about land stability being affected by development of housing.

However our lower boundary adjoins Weller Street, so work to raise and widen that would impact on our boundary. The concern there is for slipping as a result of that work. Mitigation of that might be a good retaining wall.

We moved in during 2016, and in the first winter heavy rain caused a large slip from our bank to block Weller Street. It took five blokes with shovels over three hours to make way for a car to pass. The DCC battered back the slope, which then slumped slightly in two places but stabilised. The western slump exposed clay and the eastern slump exposed loose rubble deposited by past occupants.

The slip illustrates the well known issue of land stability along the Peninsula. In this case very heavy runoff caused the slip. I then dug a small ditch across my higher paddock to direct runoff into the stormwater drain down the private driveway and had no further problems.

We do share the other neighbours' concerns for future liability for slips.

Rural character, or visual amenity, or nature of the community:

We are not affected visually in the way that residents on the lane off Weller Street are, especially those that have the proposed private road retaining wall right behind them. Our concern is for the changed nature of the community if 9 houses are built there. It will take a step away from being rural and become a little more suburban.

Water:

We have a separate pipe running from the Macandrew Bay supply line, down our gully, then supplying us, 330, 333 and 335. That means we're not directly affected by the water supply being affected by the proposed subdivision, although Joe did originally propose to connect us with his new supply.

For us, it'd be great if DCC Three Waters took this opportunity to install proper supply to 330, 332, 333 and 335 and put in place proper easements for us as well as the 336 development and laneway residents.

Thank you.