

**Stephen Davis**

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**From:** Kevin Podmore <Kevin@cambridgemanagement.co.nz>  
**Sent:** Tuesday, 29 April 2025 1:42 pm  
**To:** District Plan Review Team  
**Subject:** [EXTERNAL] SUBMISSION ON PROPOSED LOWER HUTT DISTRICT PLAN 2025

**Categories:** Steve

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To: Chief Executive, Hutt City Council

- 1 I, Kevin John Podmore make this submission on the Proposed Lower Hutt District Plan on behalf of NZPS Management Limited which owns 19 -23 Seaview Road, Seaview. I am a director of the Company and my family is a shareholder in the Company.
- 2 My email address is [Kevin@cambridgemanagement.co.nz](mailto:Kevin@cambridgemanagement.co.nz).
- 3 We cannot gain a competitive advantage in trade competition through this submission.
- 4 My submission relates to SASM-R4. I strongly oppose this rule. It is fundamentally inconsistent with property rights and will adversely impact the value and the salability of 19-23 Seaview Road. We do not object to protecting Maori Culture and sites generally but think the approach Council has adopted is neither fair or logical. What's the logic behind permitting additions or alterations to a building or structure that is less than 200m2 but placing restrictions above 200m2. If protection is deemed necessarily then surely it must apply no matter what the size of the building.
- 5 Should the plan change be implemented it is only fair that affected property owners be partially compensated by a reduction in their rates bill as the value of their property will have reduced relative to those where the restrictions do not apply.
- 6 I wish to be heard in support of my submission.
- 7 If others make a similar submission I will consider presenting a joint case with them at the hearing.

Yours sincerely

**Kevin Podmore**  
**Cambridge Asset Management Limited**

  
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