

Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Chief Executive, Hutt City Council

Via email to district.plan@huttcity.govt.nz.

1. This is a submission from **Peter & Judy Campion**, on the Proposed Lower Hutt District Plan 2025.
2. Our email address for service is **judy.brown270@gmail.com**
3. We **could not** gain an advantage in trade competition through this submission.
4. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions we seek are shown in the below table. We also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
5. We **do not wish** to be heard in support of my submission.
6. If others make a similar submission, we **will consider** presenting a joint case with them at the hearing.

Introduction

7. We have lived in **Cottle Park Drive** for 26 years on **1.8 hectares (4.5 acres)** of land. We are now approaching retirement. There are no children living in the house anymore, and we reside in a very large 5-bedroom house with an extremely large plot of surrounding land, unused and sitting vacant.
8. We want to **remain in the area** and continue to enjoy our land and family history but **on a small piece of land** in a smaller home more suitable for our approaching years and thus providing a lovely large home to a new family.
9. We have been in correspondence with the Lower Hutt Council for around 6 years about the ability to sub divide to build our new home, but the district plan has consistently been postponed and has always only **recommended changes that will not allow** us to do anything with our 1.8-hectare (4.5 acre) property.
10. Considerable time has been spent by us corresponding and sometime ago, talking through with Sean Bellamy, the Policy Planner responsible for the review of the Rural Residential Section of the Plan, and our **reasons for changing this zone to smaller lot sizes**. These include:
 - a. the location of Cottle Park Drive to Wellington city centre (14 mins to the Wellington Central Train Station)

- b. the effective and efficient environmentally friendly wastewater treatment system options and freshwater tanks now available (both of which reducing the impact on the Lower Hutt and Council services)
 - c. the location to central Hutt, schools, bus services and local retail, all within a few minutes of Cottle Park Drive
11. The **current plan** has a **minimum lot size of 2 hectares** (where a number of the properties in Cottle Park Drive are already less than this) and the **proposed change in the new plan to at least 1 hectare lots**, which will mean that no subdivision for us can be made.
12. We have been in continual contact with **Chris Bishop over the last 6 years** as the local National party member. He has and is, **fully supportive** of our endeavours to make best use of this unused land in **Cottle Park Drive**, so we are not forced out of this area.
13. From the start of this process until this final proposed district plan - the advice from the Council has been that this new plan will allow us to build on our own property. The **result for us** and many others in Cottle Park Drive, is that **nothing changes in practice**, given the number of properties already just under 2 hectares.

#	Chapter	Provision	Position	Reasons	Relief sought
1	Zones	Rural lifestyle #RLZ-O1	<p>LOT SIZE:</p> <p>We oppose the proposed change to only reduce the minimum lot size from 2 hectares to 1 hectare minimum.</p> <p>We propose the minimum lot size is reduced to lot sizes of 0.5 hectares or less.</p>	<p>We (and a number of the properties in Cottle Park Drive) are currently less than the existing minimum lot size of 2 hectares and this proposed plan will not enable us to reduce the size of our property.</p> <p>Contours of our land allow for the extra dwellings whilst still maintaining the rural look and feel of the area.</p> <p>Government supports these smaller lot sizes, and the RMA recommendations and changes are progressing</p> <p>There will be minimal impact on the environment with the rural lifestyle in the area retained</p> <p>Smaller lot sizes will allow for more people to move out of the urban areas and dependency on council services but still remain in the surroundings.</p> <p>Cottle Park Drive provides a sought-after location, rural but very close to wellington city (15 mins to the central station) with all facilities very close, schools, and shops within walking distance, and public transport at the corner.</p> <p>Smaller lot sizes will still provide rural lifestyle options for more families to take advantage of and not be limited and hard to get.</p> <p>There is considerable unused land which sits vacant and is too small for farming or not wanted for farming.</p> <p>Smaller lot sizes will provide a blank canvas (which is very scarce within 15 minutes of Wellington Central) for people to build their dream home and not be limited developers and regulations.</p>	The permitted lot size in this zone to be a reduced to lot sizes of 0.5 hectares or less .