

Formal Objection to Proposed Reclassification of Property

I am writing to formally object to the proposed reclassification of my property to include areas of *high natural environmental values* and *high to very high coastal natural character*. This reclassification now affects nearly the entirety of my land and, in my opinion, poses unreasonable restrictions on its future use — including building, development, and potential subdivision.

Such a classification would severely limit my ability to make practical and lawful use of the property. It raises concerns not only about land value but also about fairness, particularly as this change was introduced without adequate consultation or justification specific to my site.

In an effort to better understand and respond to this process, I contacted FosBay Consulting to assist me in preparing a more detailed and professional objection. Unfortunately, despite my attempts, I received no response or follow-up from them.

Given the implications of this reclassification on my property rights and future planning options, I strongly object to the proposed changes and request that my property be excluded from the designated high-value classifications.

Natural Environment Values

High and Very High Coastal Natural Character Area



COASTAL ENVIRONMENT

To: Chief Executive, Hutt City Council Via email to district.plan@huttcity.govt.nz.

1. This is a submission from William Ponder on the Proposed Lower Hutt District Plan 2025. 43 Rona Street, Eastbourne.

2. My email address for service is ponder_william@yahoo.co.nz

3. I will not gain an advantage in trade competition through this submission.

4. I am directly affected by an effect of the subject matter of the submission that:

a. As it takes away and changes my rights as a land owner

6. I wish to be heard to oppose this submission against my property.

Note: If you ask to be heard, Council staff will contact you to arrange a time for you to appear before the panel. You can change your mind before the hearing – let us know at district.plan@huttcity.govt.nz.

7. If others make a similar submission, I will consider presenting a joint case with them at the hearing.

Summary of Objection to Change of Planning

I have invested a significant amount of resources and time in activities to acquire this site and make it compliant for subdivision over the years. Changing its classification to “high and very high natural character area” over nearly the entire 6.6-acre block would be a substantial detriment to our property.

Detail

I initially purchased 57 Rona Street because my parents owned both 45 and 43 Rona Street, and this acquisition was made to ensure we could widen our access to Rona Street. When my parents decided not to retain these properties, I engaged Spencer Homes to assess the feasibility of subdividing the land. This process included consultations with Hutt City Council to confirm that the property could be subdivided.

Based on this assessment, I proceeded to purchase the properties at 45 and 43 Rona Street from my parents. I later sold 57, but not before subdividing the required land with the assistance of Spencer Homes. I later did the same with 45 Rona Street and subdivided off the land from this as well.

I began this work back in 2001 when I helped my parents purchase 57 Rona Street. However, my family had started this work 10 years earlier, when my parents bought 43 and 45.

I believe that there has been no consultation or consideration of my rights as a landowner in this proposal, which is contrary to the rights of landowners and is deeply concerning. I also believe that this proposal is both unfair and harmful. It will have significant financial consequences, not only for me but also for my family.

I have been monitoring this over time, and all previous suggestions I saw never impacted my sections, which I was considering subdividing, as they only related to the reclassification of the land on the upper half of the plot. I am not entirely sure why this classification of land was moved so far down, nor when this occurred; however, it now directly impacts me, whereas previously, I would not have objected.

William