

This is a submission from Steven Penn & Nicola Cooper on the Proposed Lower Hutt District Plan 2025.

My email address for service is freedomproperties2003@gmail.com.

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

I am directly affected by an effect of the subject matter of the submission that it would reduce the value of my property and increase insurance.

Our property does not adversely affect the environment.

Our matter does not relate to trade competition or the effects of trade competition.

I wish to be heard in support of my submission.

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

We do not believe our property should be a candidate for the slope assessment overlay as we believe there is no significant slope on the property.

We have extensive retaining at the rear of the property and the ground conditions are good, there is one house and a double garage on the front of the property with retains walls at the rear and bush a tree clad council land behind us, the section is constrained in a way that it is not right for subdividing, a slope assessment overlay doesn't reduce risk. If someone did want to do something with the section in the future which we very much doubt, they could get a geo tech report for a subdivision if ever required.

We look forward to your response in regard to this matter.

Yours Sincerely
Steven Penn & Nicola Cooper