

From: [Lars Schmidt](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] SUBMISSION ON PROPOSED LOWER HUTT DISTRICT PLAN 2025
Date: Friday, 2 May 2025 4:54:45 pm

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SUBMISSION ON PROPOSED LOWER HUTT DISTRICT PLAN 2025

To: Chief Executive, Hutt City Council

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

1. I, Lars Schmidt make this submission on the Proposed Lower Hutt District Plan 2025 ("Proposed Plan") in my own name.
2. My email address for service is [\[santalars@gmail.com\]](mailto:santalars@gmail.com)
3. I could not gain an advantage in trade competition through this submission.
5. The specific provisions of the proposal that my submission relates to, my submission on those provisions, and the decisions I seek are shown in the below table. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.
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.

Background

8. Me and my fiancé Ana Zandi live in our property in 227 Marine Drive. I am a professional, chartered geo scientist with detailed expertise in the assessment of geo-risks.
9. The background information in its entirety including peer reviews and their logs was not provided for review for a sufficient time. Due to the complexity of the matter, the residents must be given the opportunity to undertake an equal amount of research and analytical development than the establishment of the current background information took. The council failed to give a fair and equal opportunity and bullied its way through as usual.
10. The proposed plan changes lack evidence and scientific integrity. The flood zone layout is arbitrary at best as it is against hydrodynamic principles. I have assessed the tsunami hazard and flood plan and have found significant flaws. Please provide evidence that this mapping was reviewed by independent expert reviewers of the relevant disciplines.
11. The mapping includes flooding reports caused by improper design or maintenance of storm and wastewater systems. Any disadvantages from such mis design or lack of maintenance cannot be included in such Hazard mapping as it is sole responsibility to ensure that no additional flooding risk can occur from land development. Therefore the submitted plan is based on erroneous basis and hence incorrect.
12. What effort has the council undertaken to minimise any conservatism that could adversely affect ratepayers by influencing property values?
13. The Tupua Horo Nuku Projects purpose is to: "... improve the resilience of Marine Drive by providing protection against storms and waves, along with

coastal erosion.” How was this 100M investment considered in the risk mapping? Surely the council can show any fulfilment of the promise by providing reduced flood zones.

14. The effect of coastal form, vegetation and structures was not considered in sufficient detail for mapping of such resolution. The zoning is therefore incorrect and cannot be applied.

15. Tsunami hazard needs to be adjusted for the design life of residential structures to be code compliant. The current plan suggestion is not code compliant.

16. There are significant changes in the understanding of seismic hazard and these have been ignored. The research behind this plan is long outdated and cannot be considered. The plan change is therefore based on flawed data.

I request the council to stop any flooding and tsunami risk, and seismic overlay risk plan changes until either a fair timeframe and budget is provided to challenge the current assumptions (estimate is 5-10 years), or the correctness of the background research and information is confirmed by an independent peer review panel of subject matter experts.

Unless this is fulfilled or a third party legal decision is obtained, the plan change is in dispute. Shall this change impact on property value, such value loss will be claimed from the council.

Lars Schmidt and Ana Zandi