

From: [Louis Freeland](#)
To: [Saritha Shetty](#)
Cc: [Chris Moore](#)
Subject: Proposed Lower Hutt District Plan: Hearing Stream #5: Natural Hazards – Further Comments
Date: Thursday, 20 August 2026 10:18:22 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Saritha,

Further to my oral submission yesterday, I have been digesting some of the questions that the commissioners asked and had the following comments if you thought it was appropriate to pass these on.

1. The Panel commented that it may not be within scope to undertake or recommend actions that would result in increased hazard to properties without consultation e.g. updating LiDAR in the flood models.
2. Currently the hazard overlays are proposed to be defined by the mapped overlays i.e. a High Hazard is as defined/shown by the District Plan Maps.
3. A more pragmatic approach and one that would allow flexibility is adding the technical definitions into the definition of the different hazard areas e.g. High Hazard would be where shown on the maps or where there is velocity >2 m/s or depth > 0.5 m with the presence of a stream or river corridor. Medium and Low hazard areas could be similarly defined.
4. This would allow inaccuracies (such as the outdated LiDAR) in the model to be accurately captured and appropriate rules applied to individual sites.
5. Flood modelling is not static and can be affected by numerous changing factors – new developments, changes to stormwater infrastructure, updated surveys etc. This approach would allow for some flexibility and the ability to apply rules based on specified criteria, not just static maps.
6. As an example, the Kapiti Coast District Council and Porirua City Council District Plans have definitions on flood areas based on maps which were based on (now) outdated modelling. The respective Councils have been updating flood models since the District Plan modelling was prepared. As such, there is a mismatch between the District Plan mapping and the predicted flooding. This results in sites where rules that should apply do not and vice versa. I contend that this would be the case with the current proposed wording of the hazard definitions.

I am happy to prepare this more formally if it is deemed appropriate.

Cheers

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