Memorandum

Date:	26 May 2025
Author:	Nathan Geard Policy Planning Manager
Subject:	**Clarifying submission 499 on the Proposed District Plan (from John Burroughs)**

1. A submission has been received on the Proposed District Plan from John Burroughs (submission 499).
2. It appears that there has been an issue in the lodging of Mr Burroughs' submission, where each row in a table has run-on into a single line, making it difficult to understand what the submission is requesting.
3. The following table is an attempt at clarifying the content of the submission.

#	Chapter	Provision	Position	Reasons	Relief Sought
1	Natural Hazards	Zoning of 1/97 Norton Park Grove	Oppose in Part	The current medium and high flood hazard overlays are discrepancies based on the original 1929 survey that created the original allotment. More recent surveys and history provides a better assessment of flooding hazard -which is zero. The very small stream is a spring beginning in and collecting from a narrow valley above Norton Park Grove and does not flood in the manner anticipated. The stream is piped under the road from 9 Wyndrum Ave.	Amend medium flood hazard so it is shown downhill of 1/97 Norton Park Grove but not past 9 Wyndrum Ave. Modify High Hazard of the stream to MEDIUM and review the zone of flooding with a view to narrowing it. E.g. The trajectory of any event will run toward the street NOT the housing as the section sits higher than the street with driveways sloping downhill into the street.

Evidence: The normal levels of the spring-fed stream are about 20cm deep and 50cm wide regardless of drought. The short length of the stream which comes out of rubble two thirds of the way up the Eastern Hills – about 150-200 metres above sea level means the stream acts more like a gutter than like the Waiwhetu Stream for example, with is long length and collection area.

In Oct 2004 1/50-100 year flooding event with major rainfall in the valley above, the stream rose a maximum of 0.75m, and was well within all its banks and piping – including upstream in Norton Park Grove. The flooded stream was at least 0.75m below the height of the section and there was no flooding on the section at 1/97 Norton Park Grove, nor on the street.

There is substantial fall for the water running down Norton Park Grove past 1/97 Norton Park Grove. My neighbour was surveyed by Cutriss as sitting at 13m above sea level. At street level, the fall across my section is roughly a metre. The street continues to drop several metres as it goes around the corner six sections further down Wyndrum Ave, and parallels Waiwhetu Stream. It is this part of the street area that historically, does flood.

The risk of flooding from blockages where the Norton Park Grove spring fed stream is piped under the road at 9 Wyndrum Ave and below 1/11 Wyndrum Ave is zero as all water runs downhill on that steep part of the road towards the Waiwhetu Stream.