

From: [John Burroughs](#)
To: [District Plan Review Team](#)
Subject: [EXTERNAL] District Plan Submission
Date: Sunday, 4 May 2025 3:42:27 pm

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1/97 Norton Park Grove,
Waterloo, Lower Hutt.

To: The Chief Executive, Hutt City Council

Via email to district.plan@hutt.city.govt.nz

1. This submission is from John Burroughs regarding the Proposed Lower Hutt District Plan 2025,

2. My address for service is john.burroughs69@gmail.com

Mobile [REDACTED]

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

4. 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 table below. I also seek all further, alternative, necessary, or consequential relief as may be necessary to fully achieve the relief sought in this submission.

5. I do not wish to be heard in support of my submission.

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

INTRODUCTION

I am the owner of 1/97 Norton Park Grove in Waterloo. I request for changes to the

identified flood hazard levels for my residence as this severely overstates flood hazard – if any.

DECISIONS REQUESTED

Chapter Provision Position Reasons Relief Sought

1 Natural Zoning of Oppose in The current medium Amend medium
 Hazards 1/97 Norton Part and high flood hazard flood hazard so it
 Park Grove overlays are discrepa- is shown downhill
 cies based on the ori- of 1/97 Norton
 ginal 1929 survey Park Grove but
 that created the orig- not past 9 Wynd-
 inal allotment. More rum Ave.
 recent surveys and
 history provides a Modify High
 better assessment of Hazard of the
 flooding hazard - stream to
 which is zero. MEDIUM and re-
 view the zone of
 The very small stream flooding with a
 is a spring beginning view to narrowing
 in and collecting from it. Eg. The traject-
 a narrow valley above ory of any event
 Norton Park Grove and will run toward
 does not flood in the the street NOT the
 manner anticipated. housing as the
 section sits higher
 than the street with
 driveways sloping
 downhill into the

street.

The stream is piped under the road from 9 Wyndrum Ave.

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 its 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 Cuttriss 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.