

**From:** Katy Cook  
**Sent:** Monday, 14 April 2025 1:06 pm  
**To:** District Plan Review Team  
**Subject:** [EXTERNAL] Attn: District Plan Review Team

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Kia ora

I would like my submission to be considered please when undertaking submission analysis on the proposed district plan.

My original submission is updated to contain further information required by HCC. That further information is as follows:

I will not obtain any advantage in trade competition by making this submission

I do not wish to be heard before a hearing panel

I am not interested in presenting a joint case with others that share similar views.

I am a property owner in York Bay, Eastbourne.

For the purposes of expediency in the analysis stage, I will truncate my concerns to the below.

- I am concerned about the extensive/blanket application of 'slope overlay' across a significant number of Eastbourne properties on the proposed district plan. I see this application as unnecessary and likely to result in extra expense to the ratepayer (in terms of Geotech fees, extra HCC fees, insurance levy elevations etc). If a property owner chooses to develop their land (whether in a minor way or more extensively) each piece of land should be considered in isolation and treated as such.
- I am also concerned with the increasing impingement of the local authority on private property rights. I understand there is currently a lot of concern in the local community around the placement of Areas of Māori Significance on private property. This was also evident a few short years ago with the introduction of Significant Natural Areas (SNAs) on private property. I noted in recent HCC documentation that there was mention of the 'return' of SNAs (or continuation of the SNA work) set down for 2027. I sincerely hope that HCC recalls the strong opposition to SNAs last time around, and is not intending to place SNAs on private land in 2027. Some reassurance with regard to that, from HCC to previously affected parties and others, would be much appreciated.

As a side note, it is tremendous to see the progress now being made on Tupua Horo Nuku which when completed will be a great asset to the Eastbourne Bays.

Thank you for your consideration of the above.

Please acknowledge receipt of my submission.

Katy Cook