

Draft District Plan

Presentation to Eastbourne Committee Board

31 October 2023

The bottom right corner of the slide features a decorative graphic consisting of several thick, wavy, light blue lines that flow from the bottom left towards the right edge, creating a sense of movement and modern design.

2023

Early 2023
Continuing targeted engagement with stakeholder groups and individuals to guide draft plan development

Late 2023
Draft District Plan released for public feedback

2024

Early 2024
Summary of feedback released

Mid 2024
Proposed District Plan released for public consultation

2025

Mid 2025 – Early 2026
Hearings and decisions on proposed District Plan

2026 onwards

Environment Court appeals (if required)

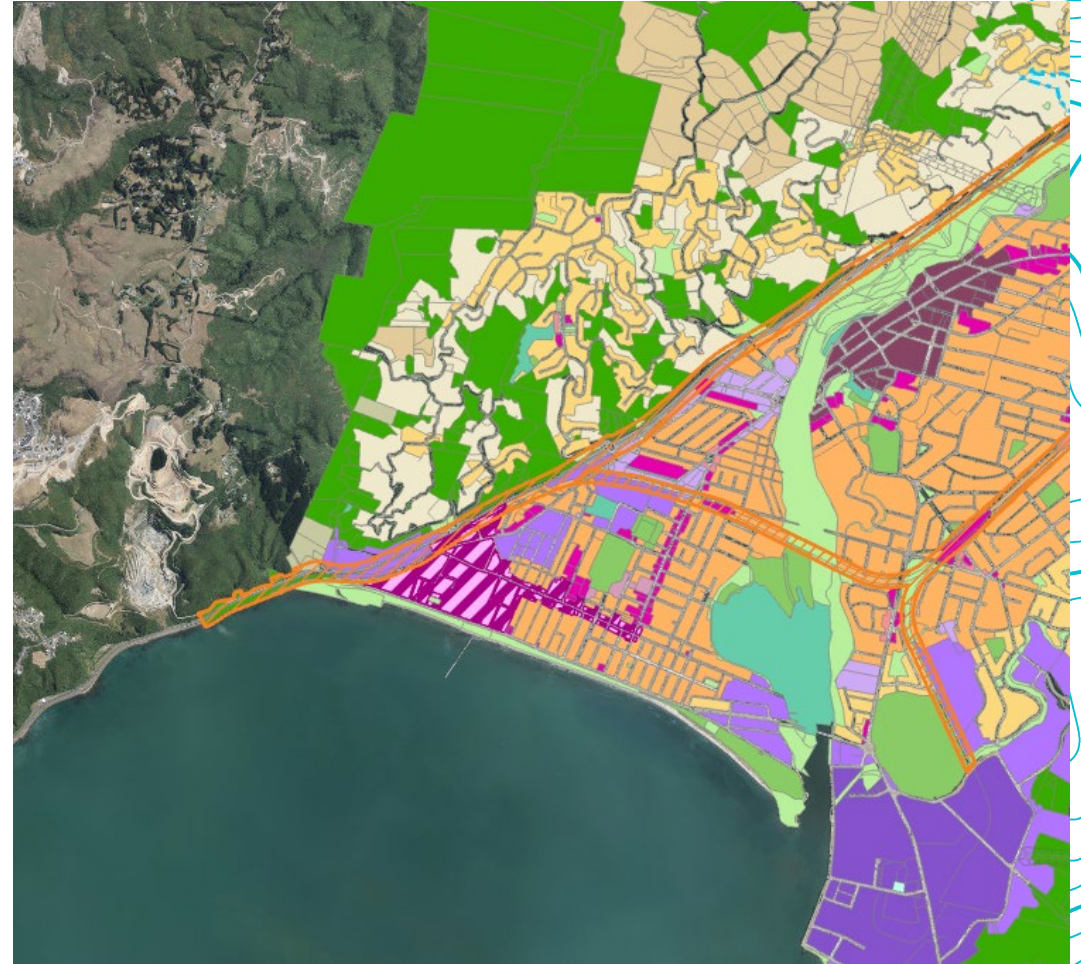
Appeal process completed – New District Plan becomes fully operative



Submissions open until 15 December

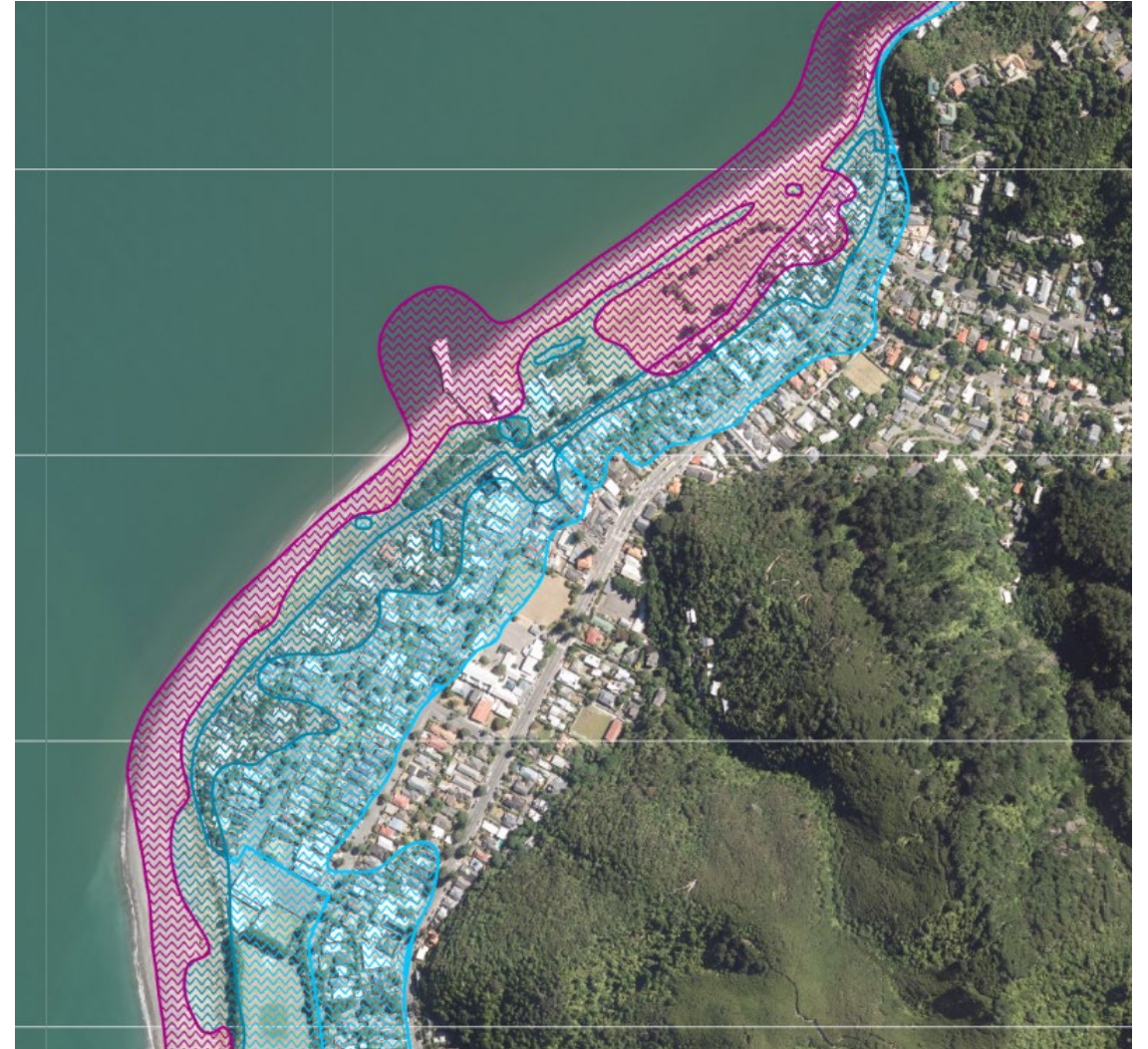
New look District Plan

- Follows National Planning Standards
- New Zones and Overlays
- Overall approach the same: Objectives, Policies, Rules and Standards
- Resource consent required if not permitted
- New prohibited activities
 - *Protecting some pedestrian areas from vehicle crossings and preventing sensitive activities from hazardous industry*
- New ePlan



District Wide Matters

- Infrastructure and Transport
- Hazards and Risks
- Historical and Cultural values
- Natural Environmental values
- Subdivision, earthworks, noise, signs etc



Zones

- Replace the activity areas in the current District Plan.
 - Residential
 - Rural
 - Commercial and Mixed Use
 - Industrial (Heavy, Industrial, Light)
 - Open Space and Recreations
 - Special Purpose: Hospital, Quarry, Tertiary
- Defined by the National Planning Standards



Residential zones

- Continues approach from Plan Change 56

High Density Residential Zone

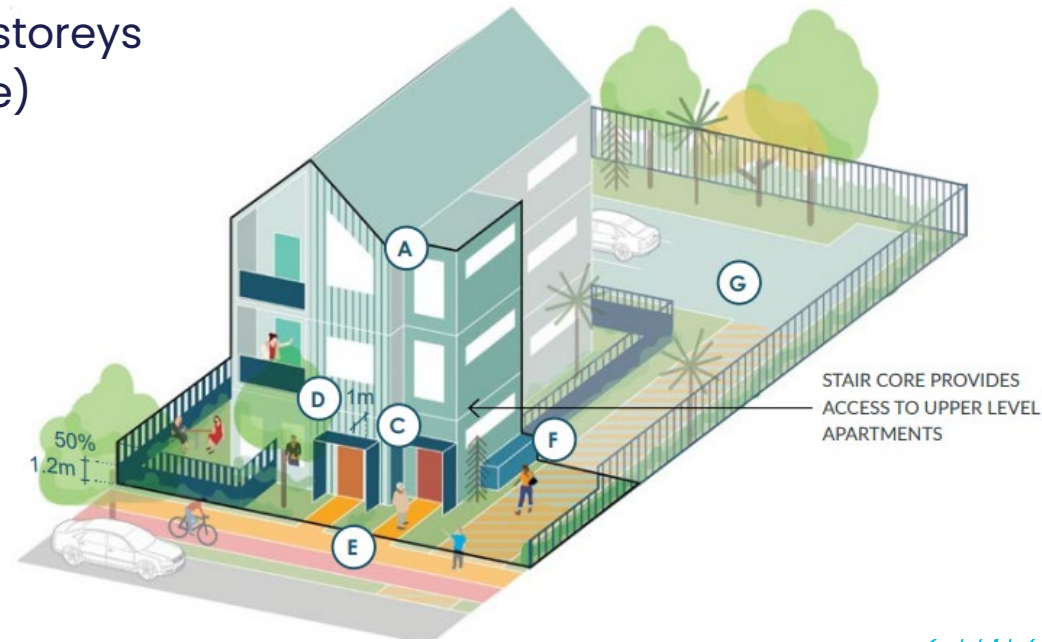
- Applies to walkable catchments and adjacent to commercial centres
- Permits three units per site and six-storey buildings (ten storeys adjacent to city)

Medium Density Residential Zone

- Permits three units per site and three-storey buildings (five storeys adjacent to some suburban centres, including in Eastbourne)
- Wide range of other standards apply (eg building coverage, recession plane, landscaping requirements)

New Large Lot Residential Zone

- Previously Hill Residential or Landscape Protection



Natural hazards

- Continues work that was done for Plan Change 56
- Greater focus on vulnerability of activities (rather than just buildings)
- Wider range of hazards:
 - ➔ The Wellington Fault and the Wellington Fault Induced Subsidence Area.
 - ➔ Flood hazard areas (including stream corridors and overland flowpaths).
 - ➔ Slope hazard areas.
 - ➔ Liquefaction areas.
 - ➔ Tsunami areas.
 - ➔ Coastal inundation areas.

General approach:

- Categorise as High, Medium and Low Hazard Areas
- Risk based approach: higher the hazard level for the area, and the more sensitive the activity, the less enabling the plan provisions.

Coastal Natural Character Areas

- High, Very High and Outstanding Natural Coastal Character Areas have been mapped
- Includes a **High** area for part of the Eastern Bay Hills
- Tighter controls on some activities in this area, including:
 - New buildings and land use,
 - Vegetation removal,
 - Quarrying, and
 - Mining.

