

COMMUNITY INFORMATION EVENING

Plan Change 7

Tonight we will cover

-  **Why PC7 is being proposed**
-  **What the proposal includes**
-  **What the technical studies found**
-  **How the planning process works**
-  **Opportunities for community input**

WHY PLAN AHEAD

Why are we planning for the future?

Amberley Beach faces increasing exposure to:



Coastal erosion



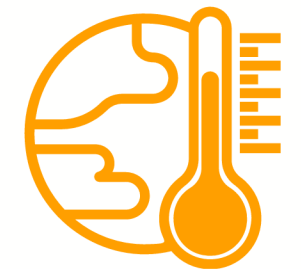
Coastal inundation



Flooding



Rising groundwater



Climate change
impacts

The Coastal Adaptation process identified that future relocation may become one option available to the community.

THE PROPOSAL

What is proposed?

Plan Change 7 Proposes:

- Rezoning approximately 34 hectares at 185 Ashworths Road
- Residential 1 zoning
- Approximately 230 future residential lots
- Significant public open space
- Coastal view corridors
- Setbacks from potential slope risk areas
- Future relocation opportunities for Amberley Beach property owners

THE DESIGN

What the proposal looks like

Key Features

-  Residential neighbourhood
-  14 hectares of open space
-  Walking opportunities
-  Coastal view corridors
-  Access from SH1
-  Secondary access from Hursley Terrace Road
-  Extensive landscape planting

THE PLAN

Outline development plan



Indicative Outline Development Plan for the proposed Plan Change 7 area.

LANDSCAPE ASSESMENT

What did the landscape assessment find?

The assessment concluded:

- The site is visually contained by terraces and gullies
- It remains separate from Amberley township
- Open space and planting help reduce visual effects
- Coastal views can be retained
- Most effects are low to moderate and reduce as planting matures

GEOTECHNICAL ASSESSMENT

What did the geotechnical assessment find?

The assessment found:

- Suitable ground conditions
- Very low liquefaction risk
- Low flood risk
- Good foundation conditions
- Terrace-edge setbacks manage slope risks
- No geotechnical reason not to proceed

The proposed site is significantly safer than Amberley Beach from a natural hazard perspective.

TRANSPORT ASSESSMENT

What did the transport assessment find?

The assessment found:

- Safe SH1 access can be provided
- Secondary access improves resilience
- Emergency access is improved
- Traffic impacts are manageable
- NZTA supported the preferred access arrangement

The road network can support the proposal.

INFRASTRUCTURE ASSESSMENT

What did the infrastructure assessment find?

The site can be connected to:



Water supply



Wastewater



Stormwater systems



Electricity



Telecommunications



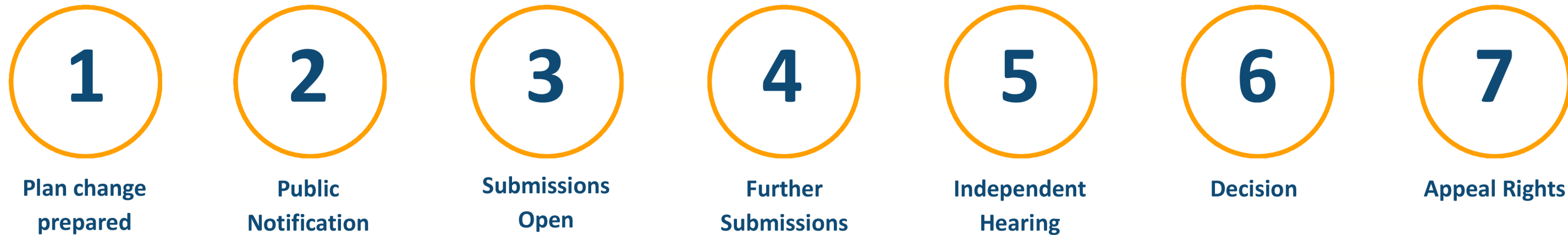
Firefighting water
supply

No major infrastructure constraints were identified - the site can be adequately serviced.

THE PROCESS

How does the plan change process work?

Plan Change 7 follows a formal, public process - everyone can take part at each stage:



COMMUNITY PARTICIPATION Everyone has the opportunity to submit and be heard.

KEY DATES

Key dates in the process

Indicative timing for the notification, submission and hearing stages:

DATE	ACTION	DETAIL
June	Public notification	Notice is given of the proposal and the opportunity for submissions to be made on it.
July/ August	Submission period (20 working days)	Any party who wants to do so may make a submission on the proposal.
Early August	Summary of submissions	Council officers summarise submissions and notify a 'summary of decisions requested'.
Late August/ early September	Further submission period (10 working days)	Parties who meet the specified criteria may comment on matters raised in submissions.
Late September - early November	Preparation of Council reports	A section 42A report and supporting technical evidence assess the matters raised in submissions.
Late November - early December	Hearing held	A hearing will be held to consider submissions.



QUESTIONS & DISCUSSION

Your views are important. Please ask questions, share feedback and participate in the submission process.