

# Ward by Ward Summary of Plan Change 2 – Intensification

## Purpose

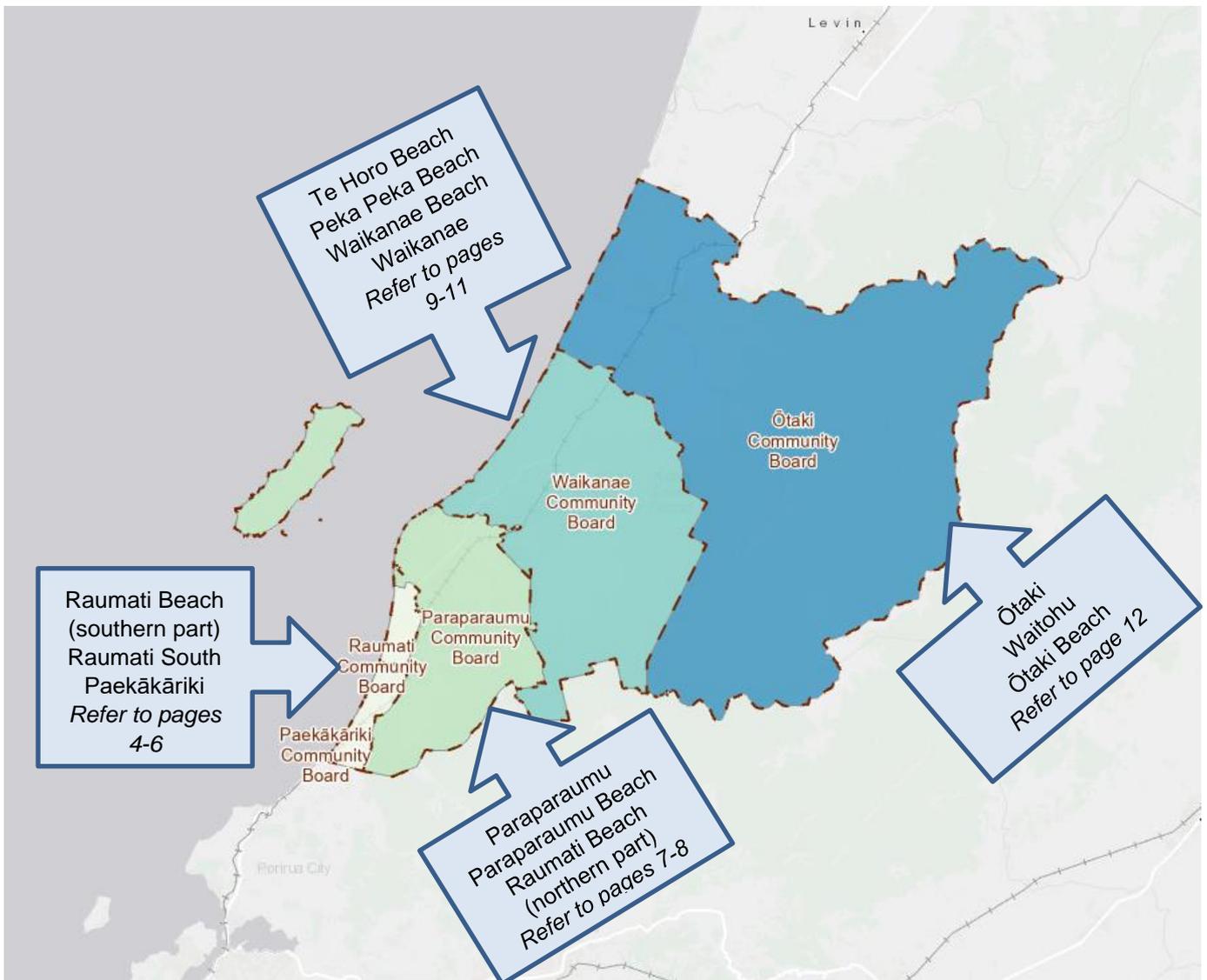
This information sheet provides a high-level summary of the changes to the Operative Kapiti Coast District Plan 2021 proposed by Plan Change 2 – Intensification (“PC2”). It identifies key changes at a districtwide level, then for each of the four wards.

## Disclaimer

This summary contains general information about PC2. It is not comprehensive and does not describe every aspect of the plan change that may be relevant to you. If you wish to make a submission on PC2, you must make the submission on the [Plan Change](#) itself, and not this summary.

## Where can I find more information?

Information on PC2 is available at the Council’s [website](#).



## Accessing proposed PC2 through ePlan

The [ePlan](#) is an interactive map and digital District Plan that shows how PC2 applies to properties. [The guide](#) walks you through how to turn on the map layers to see the zone, precinct, proposed new zone or precinct (if applicable) and qualifying matter areas. This can be used to see the elements of the plan change that are particularly relevant to you.

## Districtwide changes

### Medium Density Residential Standards

The Medium Density Residential Standards (MDRS) are government standards providing for up to three residential units per site as a “permitted activity” subject to specified density standards. A permitted activity can be undertaken without a resource consent from the Council (although other reasons may mean you need a resource consent). The MDRS must be applied to all relevant residential zones, which in Kāpiti means the General Residential Zone.

How the MDRS have been applied to each ward is summarised below.

### National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) has objectives and policies for urban development that Tier 1 councils, including Kāpiti Coast District Council, must give effect to in their district plans. Policy 3 of the NPS-UD requires councils to ensure their plans allow for increased levels of development in their urban environments, particularly in locations that have good access to metropolitan, town and local centres, or have good access to public transport.

How the requirements of the NPS-UD have been applied to each ward is summarised below.

### Qualifying matters

Where a qualifying matter is present, the District Plan is less enabling of development than otherwise required by the MDRS or by policy 3 of the NPS-UD.

Most qualifying matters proposed by PC2 are already in the District Plan with no changes proposed, e.g. flood hazards, ecological sites and scheduled trees, and historic heritage. PC2 also proposes to add three new qualifying matters to the District Plan:

- A “Coastal Qualifying Matter Precinct”
- A “Marae Takiwā Precinct”
- Adding Kārewarewa Urupā to the District Plan’s schedule of wāhi tapu sites.

Key qualifying matters for each ward are summarised below.

### Design guides

PC2 proposes adding a “Residential Design Guide” and “Centres Design Guide” to the District Plan (see Appendices B and C of [PC2](#)). These design guides provide guidance on how to achieve high-quality design outcomes for residential and mixed use developments.

### Land Development Minimum Requirements

The [Land Development Minimum Requirements, April 2022](#) (LDMR) is the Council’s operational document, setting out minimum requirements for the design and construction of infrastructure as part of subdivision and development.

The [Land Development Minimum Requirements, April 2022](#) is an updated version of the Council’s [Subdivision and Development Principles and Requirements, 2012](#) document, which is referred to throughout the District Plan. PC2 proposes replacing all references to the *Subdivision and Development Principles and Requirements, 2012* with references to the *Land Development Minimum Requirements, April 2022*.

## **Papakāinga**

PC2 enables tangata whenua to develop papakāinga on ancestral land in the General Residential, Town Centre, Rural and Future Urban zones throughout the district. Papakāinga development involves housing and ancillary activities (including social, cultural, educational, recreational and commercial activities).

## **Financial contributions**

Financial contributions provisions are rules in a district plan that can require money or land to be provided as part of new development, to assist with providing reserves, infrastructure, or to offset other adverse effects.

Currently Council primarily collects funding for infrastructure through development contributions under the separate Development Contributions Policy, although it still collects financial contributions under the District Plan for reserves, and for infrastructure on projects where the Development Contributions Policy might not otherwise apply.

PC2 proposes amending the existing Financial Contributions provisions to better align them with requirements for financial contributions outlined under section 108 of the Resource Management Act 1991 (RMA).

## Paekākāriki-Raumati Ward

Paekākāriki-Raumati ward includes:

- Paekākāriki in the south;
- Raumati South and Raumati Beach, generally to the south of the Wharemauku stream.
- Note: The Paraparaumu Ward guide covers parts of Raumati Beach generally north of Wharemauku Stream.

### Paekākāriki

#### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Paekākāriki. The General Residential Zone is most of the existing urban area in Paekākāriki, from the end of the Parade and Tilley Road in the north, to Ames Road in the south. It also includes some small pockets of existing housing accessed off SH59. However, the MDRS are not applied within the proposed Coastal Qualifying Matter Precinct (read about this qualifying matter below).
- Existing rules that require lower density development within the Paekākāriki Beach Residential Precinct (identified as PREC3 on the District Plan Maps) no longer apply in the General Residential Zone in Paekākāriki. Instead, the MDRS will apply in this area, as a minimum, meaning property owners can build up three dwellings of up to three storeys high on most sites.
- However, the rules that require lower density development within the Paekākāriki Beach Residential Precinct will continue to apply within the Coastal Qualifying Matter Precinct (below).
- See the [District Plan maps](#) and [ePlan](#) for the locations of the General Residential Zone and Precincts.

#### Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled within the Local Centre Zone at Paekākāriki (the area in and around the Paekākāriki village shops on Beach Road).
- Buildings up to 20 metres tall (6 storeys) are enabled within approximately 800m of the Paekākāriki train station. This covers the area from Tarawa Street in the north, to Ames Road in the south. This area is identified in the District Plan maps as “Residential Intensification Precinct A”.
- The existing Paekākāriki Village Centre Design Guide is removed and replaced with a new Centres Design Guide.
- Increased building heights do not apply within the Coastal Qualifying Matter Precinct. This is outlined further below.
- See the [District Plan maps](#) and [ePlan](#) for the locations of Centres Zones and Residential Intensification Precincts.

#### Qualifying Matters

- New qualifying matters added to the District Plan in Paekākāriki include:
  - **The Coastal Qualifying Matter Precinct.** This covers an area that extends upwards of approximately 100m in most areas back from the coastal edge. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Paekākāriki. These include (but are not limited to) flood hazard areas and historic heritage. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of existing and new qualifying matters are detailed on the [District Plan maps](#) and on [ePlan](#).

#### Rezoning

- The following areas in Paekākāriki are proposed to be rezoned:
  - A site near the corner of Paneta Street and the Parade is proposed to be rezoned from Local Centre Zone to General Residential Zone, consistent with the surrounding zoning of the area.
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).

#### Infrastructure

- Paekākāriki is not connected to the Council sewer system. This means that existing and new development relies on on-site treatment and disposal of wastewater (such as septic tanks).

- In Paekākāriki, new development enabled by PC2 must comply with rules for onsite treatment and disposal contained in [Greater Wellington Regional Council's Natural Resources Plan](#), as well as requirements in the Building Code.
- Prior to new development occurring, a resource consent will be required from the Greater Wellington Regional Council to demonstrate that the new development complies its rules for onsite treatment and disposal of wastewater.
- This is discussed in further detail on pages 172 – 174 of the Council's [Section 32 Evaluation Report](#).

## Raumati South and Raumati Beach

### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Raumati South and Raumati Beach, except within the Coastal Qualifying Matter Precinct.
- Existing rules that require lower density development within the Raumati Beach Residential Precinct (identified as PREC3 on the District Plan Maps) no longer apply at Raumati Beach. Instead, the MDRS will apply in this area, as a minimum.
- However, the rules that require lower density development within the Raumati Beach Residential Precinct will continue to apply within the Coastal Qualifying Matter Precinct.
- See the [District Plan maps](#) and [ePlan](#) for the locations of the General Residential Zone and Precincts.

### Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled within the Town Centre Zone at Raumati Beach (the area in and around the Raumati shops at the west end of Raumati Road).
- Buildings up to 15 metres tall (4 storeys) are enabled within the Local Centre Zone at Raumati South (the small area of shops to the south of the Poplar Ave/Renown Rd intersection).
- Buildings up to 14 metres tall (4 storeys) are enabled within approximately 400m of the Raumati Beach Town Centre Zone and 200m of the Raumati South Local Centre Zone. These areas are identified in the District Plan maps as “Residential Intensification Precinct B”.
- Buildings up to 20 metres tall (6 storeys) are enabled in some areas around Kiwi Road, Kaka Road, Tui Road and Raumati Road. This is because they are located within approximately 800m of the Paraparaumu Metropolitan Centre Zone (to the east of the Expressway). This area is identified as “Residential Intensification Precinct A”.
- Increased building heights do not apply within the Coastal Qualifying Matter Precinct. This is outlined further below.
- See the [District Plan maps](#) and [ePlan](#) for the locations of Centres Zones and Residential Intensification Precincts.

### Qualifying Matters

- New qualifying matters added to the District Plan in Raumati Beach include:
  - **The Coastal Qualifying Matter Precinct.** This covers an area from the coastal edge inland to a line that runs approximately along Allen Road, Renown Road, Forest Lane and McKenzie Ave. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Raumati South and Raumati Beach. These include (but are not limited to) flood hazard areas, historic heritage, ecological sites and scheduled trees. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of new and existing qualifying matters are detailed in the [District Plan maps](#) and on [ePlan](#).

### Rezoning

- The following areas in Raumati South and Raumati Beach are proposed to be rezoned:
  - Part of 59-69 Raumati Road & part of 58 Kiwi Road are proposed to be rezoned from Rural Lifestyle Zone to General Residential Zone (Residential Intensification Precinct A);
  - A number of sites around 60-222 Main Road are proposed to be rezoned from General Rural Zone to General Residential Zone;

- A number of sites around 39 Rongomau Lane are proposed to be rezoned from General Rural Zone to General Residential Zone;
- 99 to 105 Poplar Ave are proposed to be rezoned from General Rural Zone to General Residential Zone
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).

## Paraparaumu Ward

This includes Paraparaumu, Paraparaumu Beach and parts of Raumati Beach generally north of Wharemauku Stream.

### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Paraparaumu, Paraparaumu Beach and Raumati Beach, except within the Coastal Qualifying Matter Precinct. The MDRS will also apply in the General Residential Zone at Otaihanga (an area between Otaihanga Domain and Otaihanga Road/Tieko Street).
- Existing rules that require lower density development within the Raumati Beach Residential Precinct (located between Raumati Beach and Paraparaumu Beach and identified as PREC3 on the District Plan Maps) no longer apply. Instead, the MDRS will apply in this area, as a minimum.
- However, the rules that require lower density development within the Raumati Beach Residential Precinct will continue to apply within the Coastal Qualifying Matter Precinct.
- Several existing low-density precincts in Waikanae are removed from the District Plan, and the MDRS will apply instead. These areas are:
  - The Drive Extension Precinct (between The Drive and Petrel Close, identified in the District Plan maps as PREC11)
  - The Panorama Drive Low Density Housing Precinct (identified in the District Plan maps as PREC12)
  - The Paraparaumu Low Density Housing Precinct (located between the railway line and Main Road, north of Rimutaka Street, and identified in the District Plan maps as PREC14).
- See the [District Plan maps](#) and [ePlan](#) for the locations of the General Residential Zone and Precincts.

### Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 40 metres tall (12 storeys) are enabled within the Metropolitan Centre Zone at Paraparaumu (the area generally bounded by Kāpiti Road, Main Road, Ihakara Street and the Expressway).
- Buildings up to 21 metres tall (6 storeys) are enabled within the Town Centre Zone at Paraparaumu Beach (generally the area around Howell Road, Marine Parade, Seaview Road, and McLean Road, with a separate area to the north-east of Kāpiti Road).
- Buildings up to 15 metres tall (4 storeys) are enabled within the following Local Centre Zones:
  - Kena Kena (the area of shops on the corner of Te Kupe Road and Donovan Road)
  - Mazengarb Road (the area located opposite the intersection between Mazengarb Road and Guildford Drive)
  - Meadows (the area located to the west of Mazengarb Road, between the Expressway and Realm Drive).
- Buildings up to 20 metres tall (6 storeys) are enabled within approximately 800m of the Paraparaumu Metropolitan Centre Zone and Paraparaumu train station. These areas are identified in the District Plan maps as “Residential Intensification Precinct A”.
- Buildings up to 14 metres tall (4 storeys) are enabled within approximately 400m of the Paraparaumu Beach Town Centre Zone and 200m of the Kena Kena, Mazengarb Road and Meadows Local Centre Zones. These areas are identified in the District Plan maps as “Residential Intensification Precinct B”.
- Increased building heights do not apply within the Coastal Qualifying Matter Precinct. This is outlined further below.
- See the [District Plan maps](#) and [ePlan](#) for the locations of Centres Zones and Residential Intensification Precincts.

### Qualifying Matters

- New qualifying matters added to the District Plan in Paraparaumu, Paraparaumu Beach and Raumati Beach include:
  - **The Coastal Qualifying Matter Precinct.** This covers an area between Raumati Beach and Paraparaumu Beach, as well as an area along the coast around Manly Street. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within this area. These include (but are not limited to) flood hazard areas, ecological sites and scheduled trees. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of new and existing qualifying matters are detailed in the [District Plan maps](#) and on [ePlan](#).

## Rezoning

- The following areas in Paraparaumu are proposed to be rezoned:
  - 106 – 188 Milne Drive is proposed to be rezoned from Rural Lifestyle Zone to General Residential Zone (part Residential Intensification Precinct A);
  - Part of 58 Ruahine Street is proposed to be rezoned from Rural Production Zone to General Residential Zone.
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).

## Waikanae Ward

Waikanae ward includes:

- Waikanae;
- Waikanae Beach; and
- Peka Peka Beach and Te Horo Beach.

## Waikanae

### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Waikanae, except within a small area to the west of Whakarongotai Marae, identified as the Marae Takiwā Precinct (this is discussed further below).
- Existing rules that require lower density development within the Waikanae Garden Precinct (identified as PREC8 on the District Plan Maps) no longer apply. Instead, the MDRS will apply as a minimum in this area.
- Several existing low-density precincts in Waikanae are removed from the District Plan, and the MDRS will apply instead. These areas are:
  - The Ferndale Precinct (located around Ferndale Drive, identified in the District Plan maps as PREC9);
  - The Manu Grove Low Density Precinct (identified in the District Plan maps as PREC15).
- See the [District Plan maps](#) and [ePlan](#) for the location of the General Residential Zone and Precincts.

### Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled within the Waikanae Town Centre Zone (generally the area between Main Road and Marae Lane), except within the Marae Takiwā Precinct (which is discussed further below).
- Buildings up to 20 metres tall (6 storeys) are enabled within approximately 800m of the Waikanae train station and 400m of the Waikanae Town Centre Zone. These areas are identified in the District Plan maps as “Residential Intensification Precinct A”.
- See the [District Plan maps](#) and [ePlan](#) for the locations of Centres Zones and Residential Intensification Precincts.

### Qualifying Matters

- New qualifying matters added to the District Plan in Waikanae include:
  - **The Marae Takiwā Precinct.** This covers several sites adjacent to and over the road from the Whakarongotai Marae. Within this area, the existing building heights provided for by the District Plan are retained (2 storey buildings in the General Residential Zone and 3 storey buildings in the Town Centre Zone).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Waikanae. These include (but are not limited to) flood hazard areas, the National Grid, wāhi tapu sites, ecological sites and scheduled trees. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of new and existing qualifying matters are detailed in the [District Plan maps](#) and on [ePlan](#).

### Rezoning

- The following areas in Waikanae are proposed to be rezoned:
  - 1 – 3 Karu Crescent is proposed to be rezoned from Open Space Zone to General Residential Zone (Residential Intensification Precinct A);
  - 112 Ngarara Road is proposed to be rezoned from Future Urban Zone to General Residential Zone;
  - 174 – 211 Ngarara Road is proposed to be rezoned from Future Urban Zone to General Residential Zone;
  - 269 – 289 Ngarara Road is proposed to be rezoned from Future Urban Zone to General Residential Zone.
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).

## Waikanae Beach

### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Waikanae Beach, except within the Coastal Qualifying Matter Precinct.
- Existing rules that require lower density development within the Waikanae Beach Residential Precinct (identified as PREC3 on the District Plan Maps) no longer apply. Instead, the MDRS will apply in this area, as a minimum.
- However, the rules that require lower density development within the Waikanae Beach Residential Precinct will continue to apply within the Coastal Qualifying Matter Precinct.
- The Waikanae Golf low-density precinct (located at the end of Hodgkins Road and identified as PREC10) is removed from the District Plan, and the MDRS will apply instead.
- See the [District Plan maps](#) and [ePlan](#) for the location of the General Residential Zone and Precincts.

### **Intensification (National Policy Statement on Urban Development 2020)**

- Buildings up to 15 metres tall (4 storeys) are enabled within the Waikanae Beach Local Centre Zone (located on the corner of Ono Street and Te Moana Road).
- Buildings up to 14 metres tall (4 storeys) are enabled within approximately 200m of the Waikanae Beach Local Centre Zone. This area is identified in the District Plan maps as “Residential Intensification Precinct B”.
- See the [District Plan maps](#) and [ePlan](#) for the location of Centres Zones and Residential Intensification Precincts.

### **Qualifying Matters**

- New qualifying matters added to the District Plan in Waikanae Beach include:
  - **The Coastal Qualifying Matter Precinct.** This typically covers the properties located adjacent to the coastal edge. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).
  - **Kārewarewa Urupā.** Kārewarewa Urupā is located in the area to the southeast of the Waimeha lagoon, in the area around Barrett Drive, Marewa Place and Tamati Place. The area is added to the District Plan schedule of wāhi tapu sites, which means that it will be subject to the rules for Sites and Areas of Significance to Māori, which generally restrict land disturbance and development.
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Waikanae Beach. These include (but are not limited to) flood hazard areas. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of new and existing qualifying matters are detailed in the [District Plan maps](#) and on [ePlan](#).

### **Rezoning**

- The following areas in Waikanae Beach are proposed to be rezoned:
  - 18 Huiawa Street is proposed to be rezoned from Open Space Zone (Private Recreation and Leisure Precinct) to General Residential Zone (Residential Intensification Precinct B).
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).

## **Peka Peka Beach and Te Horo Beach**

### **Medium Density Residential Standards**

- The MDRS apply to the General Residential Zone at Peka Peka Beach and Te Horo Beach, except within the Coastal Qualifying Matter Precinct.
- The Pekawy low-density precinct (located at the corner of Peka Peka Road and Paetawa Road and identified as PREC7) is removed from the District Plan, and the MDRS will apply instead.
- See the [District Plan maps](#) and [ePlan](#) for the location of the General Residential Zone and Precincts.

### **Qualifying Matters**

- New qualifying matters added to the District Plan in Waikanae Beach include:
  - **The Coastal Qualifying Matter Precinct.** This typically covers the coastal edge of properties located in both Peka Peka Beach and Te Horo Beach. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).

- A range of existing qualifying matters that are already provided for in the District Plan also apply within Paraparaumu. These include (but are not limited to) flood hazard areas and ecological sites. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- Locations of new and existing qualifying matters are detailed in the [District Plan maps](#) and on [ePlan](#).

### **Infrastructure**

- Peka Peka Beach and Te Horo Beach are not connected to the Council sewer system. This means that existing and new development relies on onsite treatment and disposal of wastewater (such as septic tanks).
- New development enabled by PC2 must comply with rules for on-site treatment and disposal contained in [Greater Wellington Regional Council's Natural Resources Plan](#), as well as requirements contained in the Building Code.
- Prior to new development occurring, a resource consent will be required from the Greater Wellington Regional Council to demonstrate that the new development complies with its rules for onsite treatment and disposal of wastewater.
- This is discussed in further detail on pages 172 – 174 of the Council's [Section 32 Evaluation Report](#).
- In addition to this, Te Horo Beach is also not connected to the Council reticulated water network. Amendments to existing rules require new development at Te Horo Beach to provide a potable water supply, as well as a separate water supply for firefighting.

## Ōtaki Ward

Ōtaki ward includes Ōtaki, Waitohu, and Ōtaki Beach.

### Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Ōtaki, Ōtaki Beach and Waitohu, as well as several smaller areas of General Residential Zone on Rangiuru Road, between Ōtaki and Ōtaki Beach.
- The MDRS do not apply within the Coastal Qualifying Matter Precinct at Ōtaki Beach, and within the Marae Takiwā Precinct located around Raukawa Marae in Ōtaki (this is discussed further below).
- Existing rules that require lower density development within the Ōtaki Beach Residential Precinct (generally located in two areas at Ōtaki Beach, one to the west of Moana Road, and the other to the east of Ngaio Street, both identified as PREC3 on the District Plan Maps) no longer apply. Instead, the MDRS will apply in these areas (except where the Coastal Qualifying Matter Precinct applies as discussed below).
- The Ōtaki Low Density Housing Precinct (located to the north of Te Rauparaha Street, and around Tamihana Street and Te Harawira Street, and identified in the District Plan maps as PREC13) are removed from the District Plan, and the MDRS will apply instead.
- The rules for the County Road Ōtaki Precinct (identified in the District Plan Maps as PREC17) are amended so that the MDRS apply to the precinct.
- See the [District Plan maps](#) and [ePlan](#) for the location of the General Residential Zone and Precincts.

### Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled within the following Town Centre Zones at Ōtaki:
  - The Ōtaki Main Street Town Centre Zone, which is generally located around Main Street between Raukawa Street and Rangatira Street;
  - The Ōtaki Railway Town Centre Zone, which is generally located between Dunstan Street and both sides of Main Road, to the south of Mill Road.
- Buildings up to 14 metres tall (4 storeys) are enabled within approximately 400m of both Town Centre Zones. These areas are identified in the District Plan maps as “Residential Intensification Precinct B”.
- Increased building heights are not enabled in the Marae Takiwā Precinct around Raukawa Marae. This is discussed further below.
- See the [District Plan maps](#) and [ePlan](#) for the location of Centres Zones and Residential Intensification Precincts.

### Qualifying Matters

- New qualifying matters added to the District Plan in Ōtaki and Ōtaki Beach include:
  - **The Coastal Qualifying Matter Precinct.** This typically covers the properties located directly adjacent to Marine Parade in Ōtaki Beach. Within this area, the existing level of development provided for by the District Plan is retained (2 storey buildings).
  - **The Marae Takiwā Precinct.** This covers several sites adjacent to and over the road from the Raukawa Marae. Within this area, the existing building heights provided for by the District Plan are retained (2 storey buildings in the General Residential Zone and 3 storey buildings in the Town Centre Zone).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Ōtaki, Ōtaki Beach and Waitohu. These include (but are not limited to) flood hazard areas, historic heritage, wāhi tapu sites, ecological sites and scheduled trees. Development in these areas will continue to be subject to existing District Plan rules relevant to each qualifying matter.
- The location of new and existing qualifying matters is detailed in the [District Plan maps](#) and on [ePlan](#).

### Rezoning

- The following areas in Ōtaki are proposed to be rezoned:
  - 17 Jean Hing Place is proposed to be rezoned from Open Space Zone to General Residential Zone (Residential Intensification Precinct B);
  - Those parts of 234 – 254 Rangiuru Road currently zoned General Rural Zone are proposed to be rezoned to General Residential Zone (Residential Intensification Precinct B);
- More information on sites proposed to be rezoned can be found in [Appendix V to the Section 32 Report](#).