

How to use ePlan to see how Proposed Plan Change 2 affects a property

1. Open [ePlan](#)
2. A pop-up window will appear explaining the terms and conditions of ePlan, including the immediate legal effect of proposed changes to the District Plan. Once read, click 'ok'.

The screenshot displays the 'Operative Kapiti Coast District Plan 2021' interface. On the left, a sidebar contains a search bar and a list of property details: 'Area: 0.0698Ha' and 'Legal Desc: LOT 21 BLK II DP 2009'. Below this are links for 'Property Specific District Plan Chapters', 'Read the full District Plan', 'View Property Report (PDF)', 'View in Kapiti Coast DC GIS', and 'Zoom to selected property'. A section titled 'The following information applies to this property' lists 'Zones' (General Residential Zone) and 'Proposed Plan Change 2' (Residential Intensification Precinct A). A 'Map Tools' panel on the right shows 'Map Layers' (Context, Main Roads, Roads, Land Parcel) and 'Basemaps' (Aerial, Light Canvas). A central pop-up window titled 'Terms and Conditions' is open, displaying the following text:

Operative Kapiti Coast District Plan 2021.
Welcome to the Kapiti Coast District Council's Operative District Plan 2021.

Immediate legal effect of proposed changes to the District Plan
The Council has publicly notified proposed changes to the Operative District Plan 2021 that include provisions that have immediate legal effect under the Resource Management Act 1991 (RMA).

The following provisions of proposed Plan Change 1F (Modification of indigenous vegetation and update to key indigenous tree species list) have immediate legal effect in accordance with section 86B(3)(b) and (c) of the RMA:

- Proposed amendments to rule ECO-R6;
- Proposed amendments to table ECO-Table 1.

The following provisions of proposed Plan Change 2 (Intensification) have immediate legal effect:

- Proposed rule GRZ-Rx1 in the General Residential Zone Chapter, in accordance with section 86BA(1) of the RMA;
- Proposed rule GRZ-Rx2 in the General Residential Zone Chapter, in accordance with section 86BA(3) of the RMA;
- Proposed amendments to add Kārewarewa Urupā to Schedule 9 of the District Plan and the District Plan maps, in accordance with section 86B(3)(d) of the RMA.

There are exceptions to the immediate legal effect of proposed rules GRZ-Rx1 and GRZ-Rx2. These exceptions are explained in the advisory text associated with the proposed rule.

Proposed changes to the Operative District Plan 2021 can be viewed online at <https://www.kapiticoast.govt.nz/your-council/forms-documents/district-plan/>. Proposed Plan Change 2 can also be viewed as part of this ePlan.

Disclaimer - Plan Change 2
The official version of Plan Change 2 is the "Proposed Plan Change 2 - Intensification (Intensification Planning Instrument)" PDF document. While the ePlan version of Plan

An 'OK' button is highlighted in a yellow circle at the bottom right of the pop-up window.

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3. You may need to click the + symbol by 'Map Tools' first.

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A screenshot of a web application interface for the Operative Kapiti Coast District Plan 2021. The interface includes a search bar at the top left with the placeholder text "Search for an address...". Below the search bar is a navigation menu with the following items: "Kapiti Coast District Plan" (with a plus and minus icon), "Search for Property" (with a magnifying glass icon), and "Read the full District Plan" (with a document icon). A "News and updates" section is also visible, with a link to "See more news and updates". On the right side of the map, there are two buttons: "Map Tools" (with a plus icon) and "Help" (with a plus icon). The main area of the screenshot is a satellite map showing a coastal area with various colored overlays (green, yellow, grey) representing different planning zones or properties. The map is set against a dark blue background representing the ocean. At the bottom left of the map, there is a small inset map of New Zealand with a red dot indicating the location of the main map. At the bottom right, there is a small text credit: "Powered by Peri".

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4. On the right-hand side bar, under 'Map Tools' click on 'Proposed Plan Change 2' to extend the map layer list.



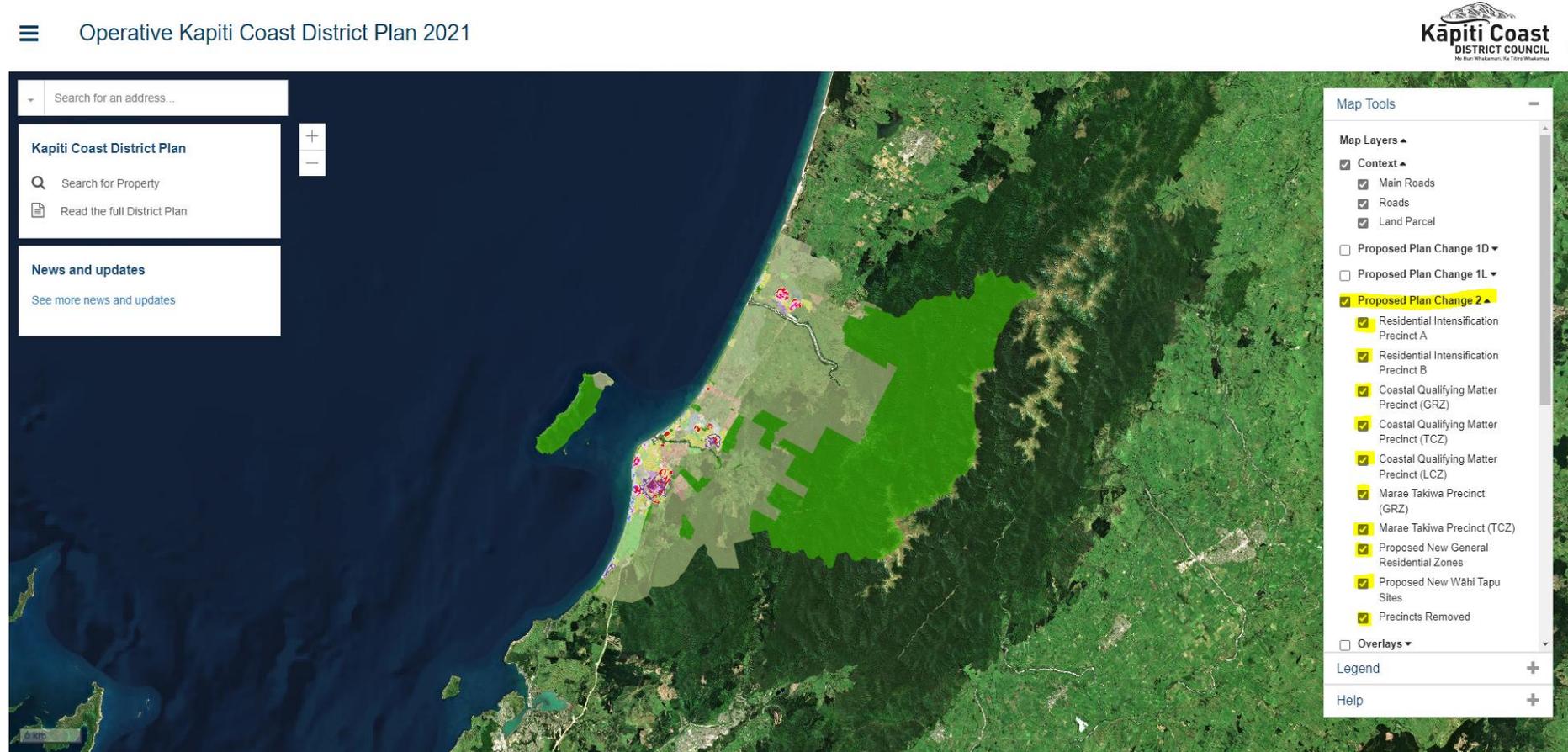
☰ Operative Kapiti Coast District Plan 2021

A screenshot of a web application interface for the Operative Kapiti Coast District Plan 2021. The interface is divided into several sections: a search bar at the top left, a sidebar on the left with navigation options, a central map area showing a satellite view with overlaid planning zones, and a right-hand sidebar titled "Map Tools". The "Map Tools" sidebar contains a "Map Layers" section with a list of layers: "Context" (checked), "Main Roads" (checked), "Roads" (checked), "Land Parcel" (checked), "Proposed Plan Change 1D" (unchecked), "Proposed Plan Change 1L" (unchecked), "Proposed Plan Change 2" (checked and highlighted in yellow), "Overlays" (unchecked), "Precincts" (unchecked), "Designations" (unchecked), "Zones" (checked), and "Additional Spatial Layers" (unchecked). Below the layers is a "Transparency" slider and a "Basemaps" section with "Aerial" and "Light Canvas" options. At the bottom of the sidebar are "Legend" and "Help" buttons with plus signs. The map area shows a coastal region with various colored overlays representing different planning zones.

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5. Then tick all the boxes, including the first box directly next to 'Proposed Plan Change 2' to enable these map layers.

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The screenshot displays the Kapiti Coast District Council's online planning tool. At the top right is the council's logo. Below the navigation bar, there is a search bar and a sidebar with links to the District Plan and news. The main area is a satellite map of the Kapiti Coast region, with several areas highlighted in green and yellow. On the right side, a 'Map Tools' panel is open, showing a list of map layers. The 'Proposed Plan Change 2' layer is selected and highlighted in yellow. Below it, several sub-layers are also checked, including Residential Intensification Precinct A and B, Coastal Qualifying Matter Precincts (GRZ, TCZ, LCZ), Marae Takiwa Precincts (GRZ, TCZ), Proposed New General Residential Zones, Proposed New Wāhi Tapu Sites, and Precincts Removed. The 'Context' layer is also checked, including Main Roads, Roads, and Land Parcel. The 'Proposed Plan Change 1D' and 'Proposed Plan Change 1L' layers are unchecked. At the bottom of the panel, there are buttons for 'Legend' and 'Help', both with plus signs.

Search for an address...

Kapiti Coast District Plan

Search for Property

Read the full District Plan

News and updates

See more news and updates

Map Tools

Map Layers

- Context
 - Main Roads
 - Roads
 - Land Parcel
- Proposed Plan Change 1D
- Proposed Plan Change 1L
- Proposed Plan Change 2
 - Residential Intensification Precinct A
 - Residential Intensification Precinct B
 - Coastal Qualifying Matter Precinct (GRZ)
 - Coastal Qualifying Matter Precinct (TCZ)
 - Coastal Qualifying Matter Precinct (LCZ)
 - Marae Takiwa Precinct (GRZ)
 - Marae Takiwa Precinct (TCZ)
 - Proposed New General Residential Zones
 - Proposed New Wāhi Tapu Sites
 - Precincts Removed
- Overlays

Legend +

Help +

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In order to determine if a qualifying matter* is present in a property you will need to turn on some of the map layers. You will find these under the drop-down options under Overlays. We will step you through these on the next page:

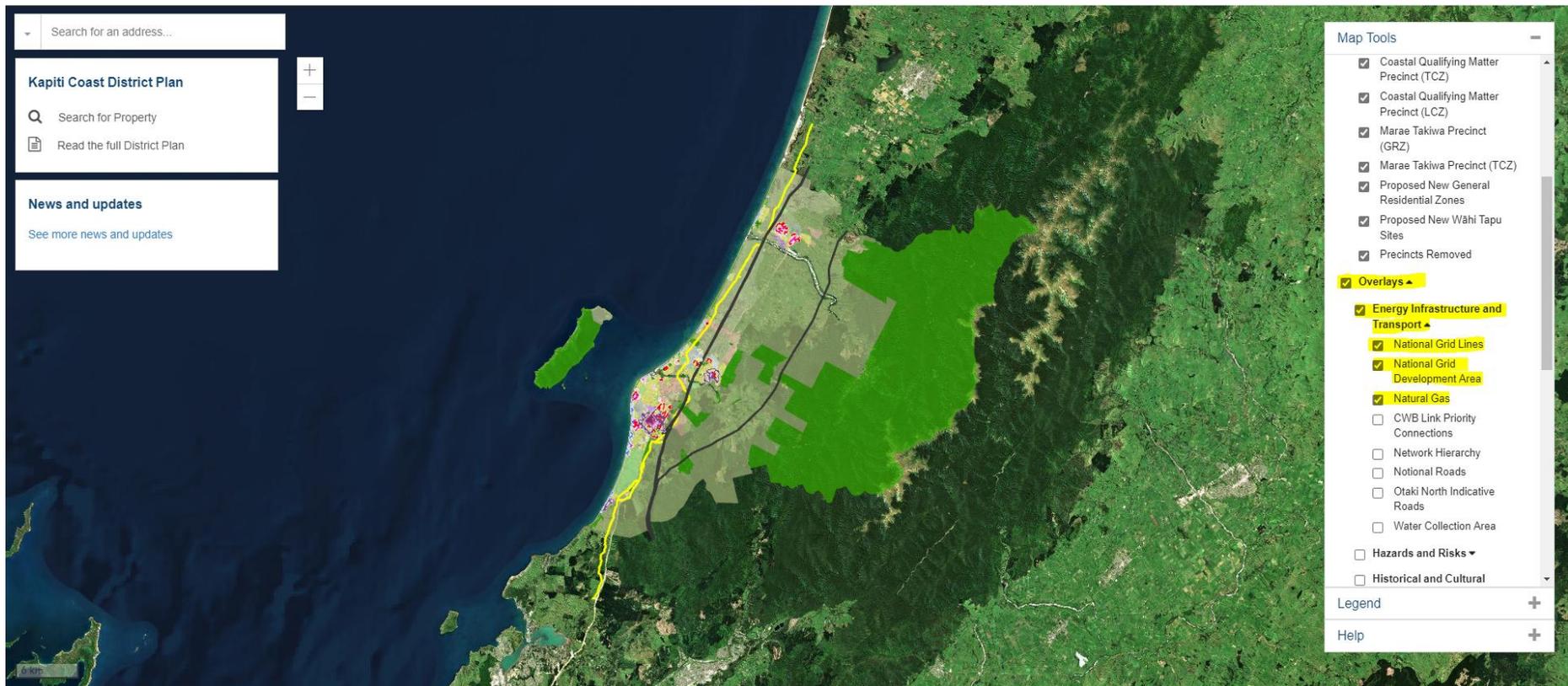
- National Grid Line
- National Grid Development Area
- Natural Gas
- Fault Avoidance Areas
- Flood Hazards
- Waahi Tapu
- Historic Heritage Places
- Historic Heritage Area
- Notable Trees
- Notable Trees Area
- Ecological Sites
- Areas of Outstanding Natural Character
- Key Indigenous Trees
- Precincts
- Zones

*To see the full list of 'qualifying matters' and the relevant map layer for each, refer to the table on page 14 of this document. 'Qualifying matters' can provide for less development in an area than would otherwise be required by the Medium Density Residential Standards (MDRS) or by policy 3 of the NPS-UD.

6. On the right-hand side bar, under 'Map Tools' click on 'Overlays' to extend the map layer list and tick the box directly next to 'Overlays' to enable following map layers.

6.1. Select and tick 'Energy Infrastructure and Transport' to extend the map layer list further. Then tick the following options:

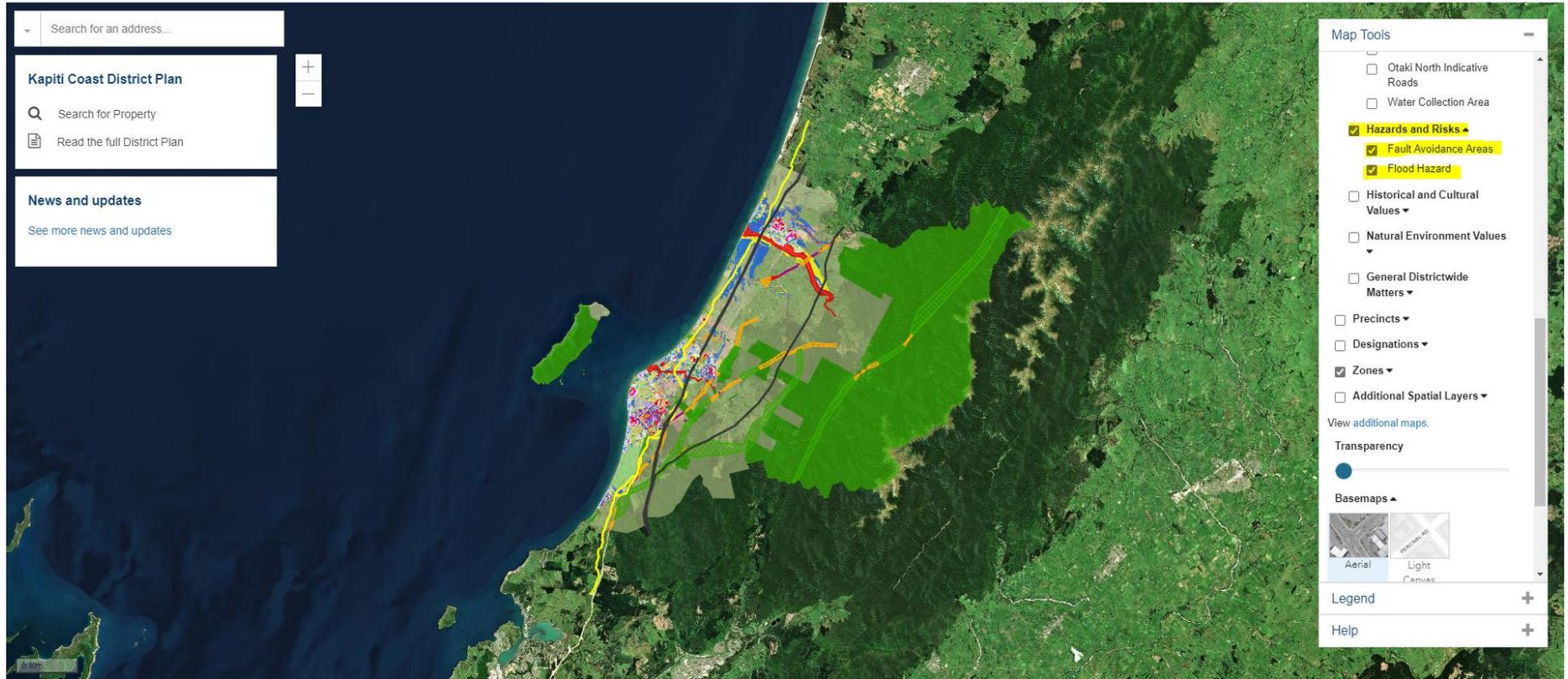
- National Grid Line
- National Grid Development Area
- Natural Gas



6.2. Scroll down slightly on the right-hand side bar, select and tick 'Energy Infrastructure and Transport' to extend the map layer list further. Then tick the following options:

- Fault Avoidance Areas
- Flood Hazard

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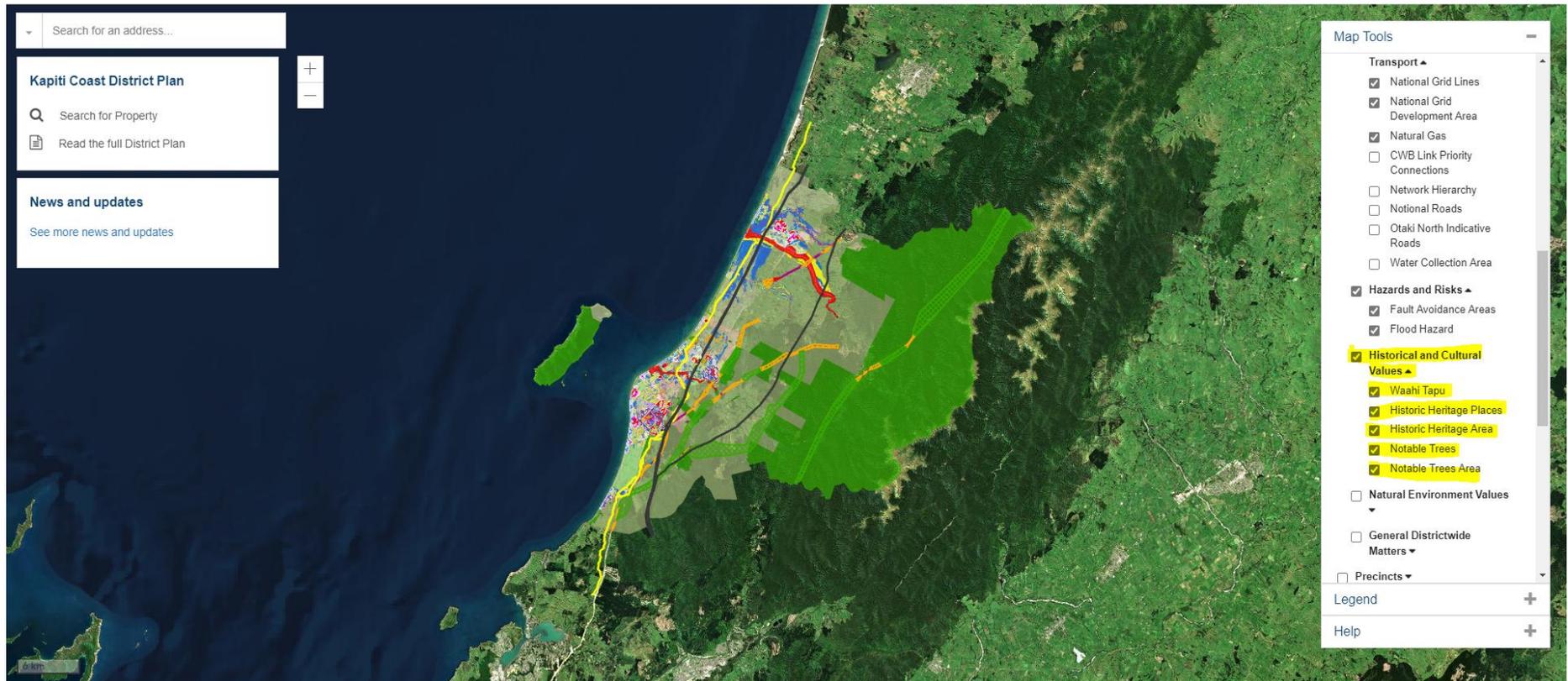


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6.3. Repeat process as above but this time select and tick ‘Historical and Cultural Values’, followed by:

- Waahi Tapu
- Historic Heritage Places
- Historic Heritage Area
- Notable Trees
- Notable Trees Area

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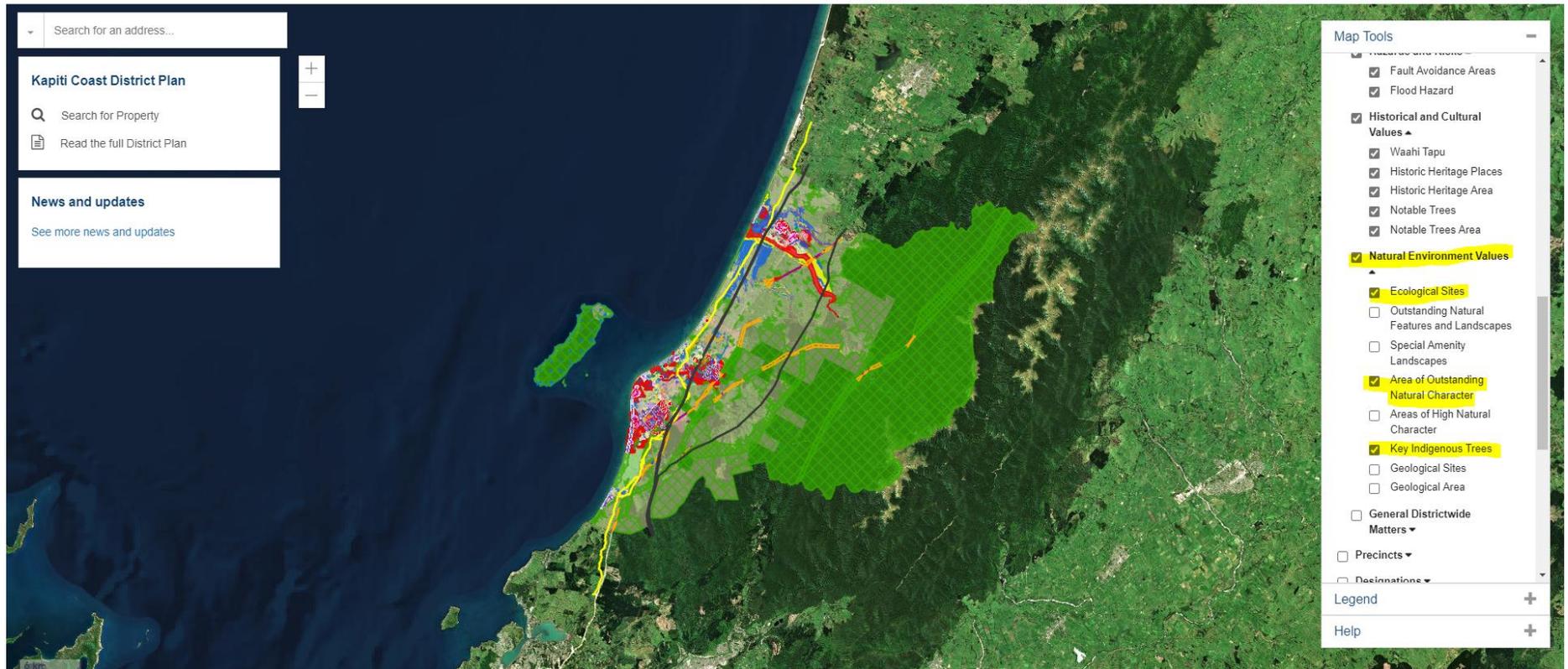


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6.4. Repeat process as above but this time select and tick 'Natural Environment Values', followed by:

- Ecological Sites
- Areas of Outstanding Natural Character
- Key Indigenous Trees

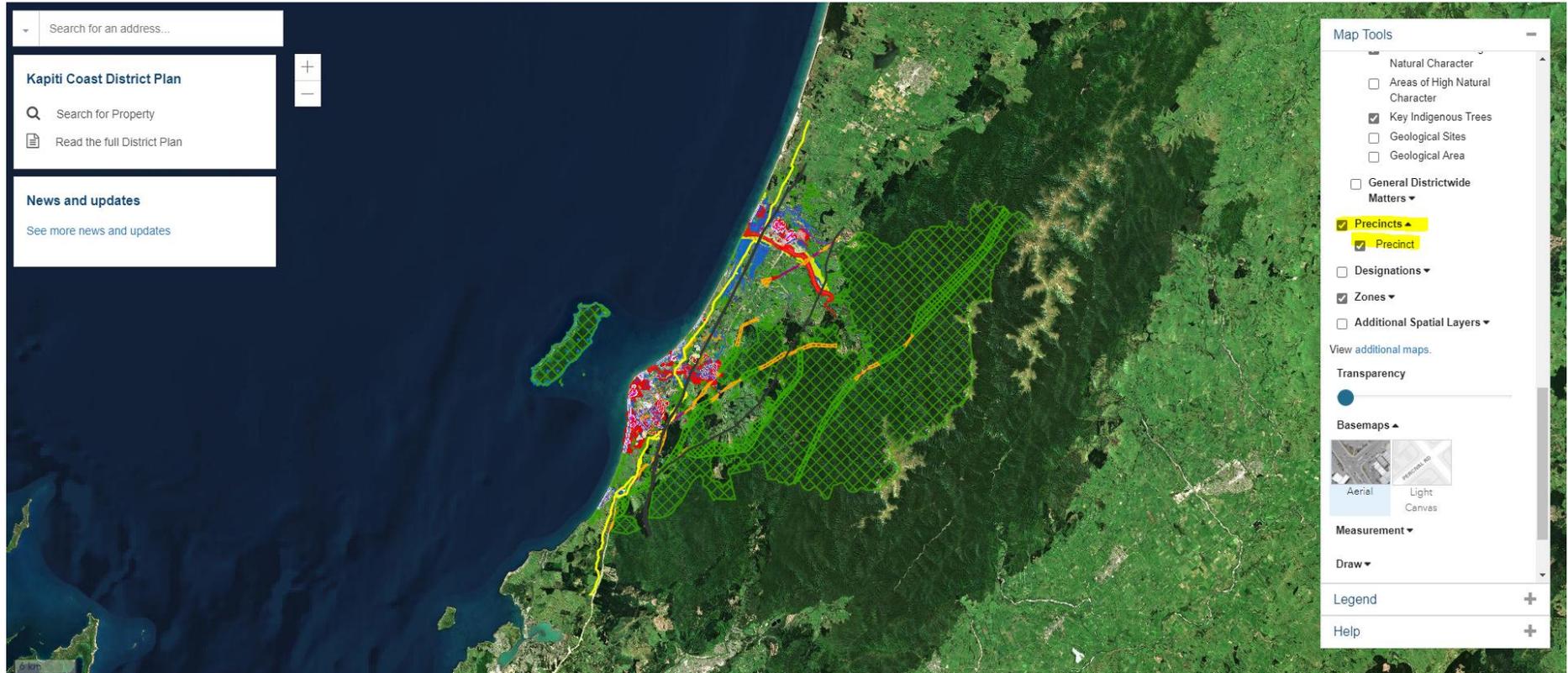
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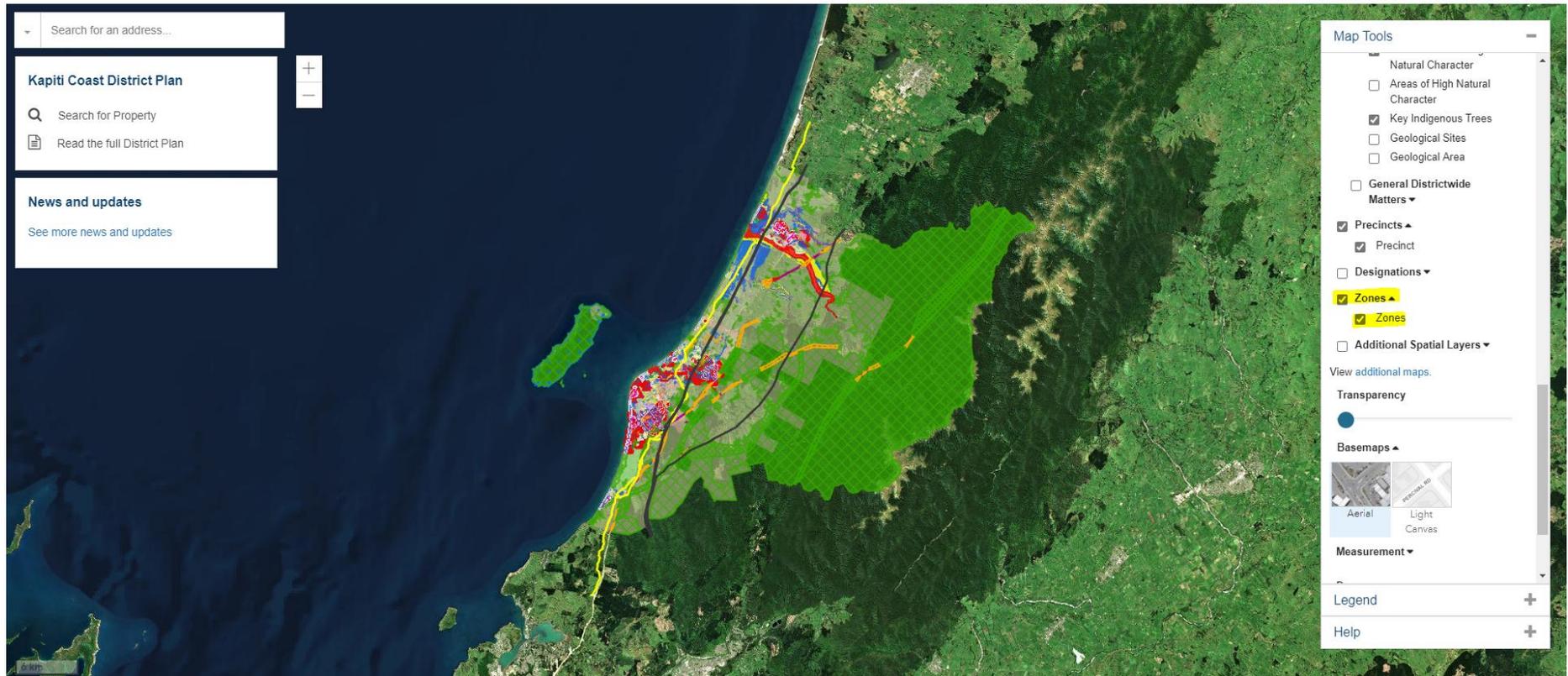
6.5. Now you need to scroll down further on the right-hand side bar, select and tick 'Precincts' to extend the map layer list further. Then tick 'Precincts' in the level down.

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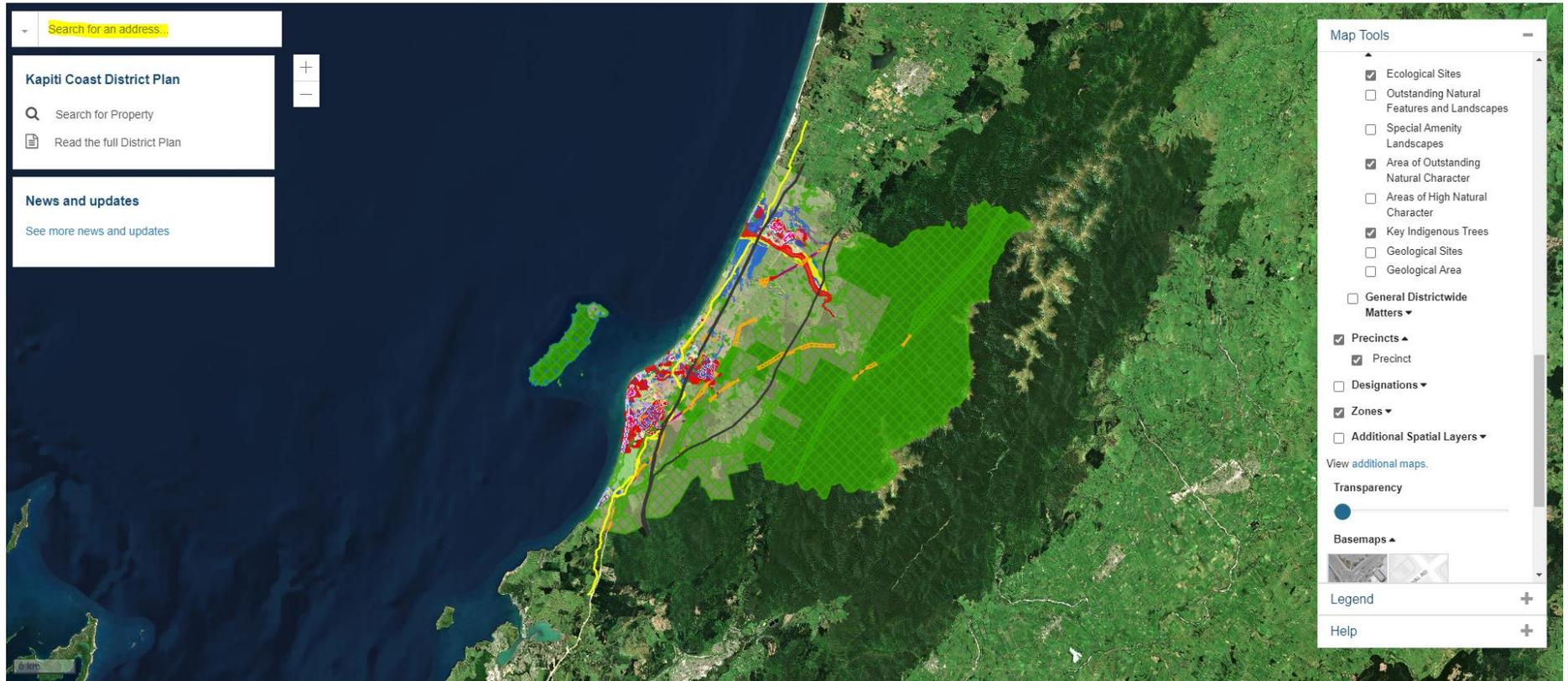
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6.6. Zones should automatically be selected. If they are not, on the right-hand side bar, select and tick 'Zones' to extend the map layer list further. Then tick 'Zones' in the level down.



7. In the top left-hand corner, type the address in the search bar named 'Search for an address...'.

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8. The map will reload and bring up the searched address. On the left-hand side bar, it will list the:

- current zone of the property
- the current precinct of the property
- any proposed changes under Plan Change 2
- any map legends that relate to qualifying matters

Note: You may need to use the left-hand side bar scroll bar to scroll to see all of this information.

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Relation to qualifying matters and map layers

Qualifying matter	Map Layers
the National Grid Yard	'National Grid Lines'
the National Grid Subdivision Corridor	'National Grid Development Area'
Land within 10m of the centre-line of a high-pressure gas pipeline designed to operate at or over 2,000kPa	'Natural Gas'
fault avoidance areas	'Fault Avoidance Areas'
flood hazard category areas	'Flood Hazard'
scheduled places and areas of significance to Māori	'Waahi Tapu'
scheduled historic buildings, structures, sites or areas	'Historic Heritage Places' and 'Historic Heritage Area'
scheduled notable trees	'Notable Trees' and 'Notable Trees Area'
scheduled ecological sites	'Ecological Sites'
scheduled outstanding natural features and landscapes	'Outstanding Natural Features and Landscapes'
scheduled key indigenous trees	Key Indigenous Trees'
development in the General Industrial Zone (business land suitable for low-density uses)	'Zones'
development in the Mixed-Use Precinct of the Airport Zone (business land suitable for low-density uses)	'Precincts' and 'Zones'
development in the Airport Buffer and Airport Core Precincts of the Airport Zone	'Precincts' and 'Zones'
development in the Open Space Zones	'Precincts' and 'Zones'.
the Coastal Qualifying Matter Precinct	'Coastal Qualifying Matter Precinct (GRZ)', 'Coastal Qualifying Matter (TCZ)', and 'Coastal Qualifying Matter (LCZ)'
Kārewarewa Urupā (which is a proposed place and area of significance to Māori)	'Proposed New Wāhi Tapu Sites'
the Marae Takiwā Precinct.	'Marae Takiwa Precinct (GRZ)' and 'Marae Takiwa Precinct (TCZ)'.
esplanade reserve/strip requirements	Esplanade reserves and strips are not identified in the district plan maps. Rather, where a site that is proposed to be subdivided is located near a lake, river, stream or the coast, the requirement for an esplanade reserve or strip is determined with reference to table SUB-DW-Table 1 in the District Wide Subdivision Matters chapter of the District Plan.

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Operative Kapiti Coast District Plan 2021

Search for an address...

Zone

General Residential Zone

Proposed Plan Change 2

Residential Intensification Precinct A

ID: PRECx1
Precinct: Residential Intensification Precinct A

Overlays, Hazards and Risks

Flood Hazard – Ponding

Overlays, General Districtwide Matters

Transportation Noise Effects Route

Coastal Environment

Precincts

Precincts

ID: PREC3
Precinct: PREC3 - Beach Residential Precinct

20 m

Based on this example you can tell that this property is:

- Within the 'General Residential Zone'
- Plan Change 2 proposes to put this property into 'Residential Intensification Precinct A'
- It is within 'Flood Hazard – Ponding'. This is a 'flood hazard category area' qualifying matter.
- Currently the property is within the Beach Residential Precinct

Now that the zone, precinct, proposed new precinct and a qualifying matter is known, this information can be used to direct which elements of Plan Change 2 might be of particular interest. More details are on our [website page for Plan Change 2](#).