

Summary information sheet: Plan Change 2

Purpose of this information sheet

The purpose of this information sheet is to provide a high-level summary of the changes to the Kapiti Coast District Plan as a result of Plan Change 2. It identifies key changes at a district-wide level, and then for each of the four wards.

About Plan Change 2

Plan Change 2 (PC2) to the Operative Kapiti Coast District Plan 2021 (District Plan) responds to Government requirements to change the District Plan to accommodate more residents, businesses and community services in Kāpiti.

In summary, Plan Change 2:

- incorporates the Government's Medium Density Residential Standards (MDRS) into the District Plan, allowing the construction of up to three three-storey residential units on most sites in the General Residential Zone
- enables increased levels of development in and around Kāpiti's centres and around the train stations at Paekākāriki, Paraparaumu and Waikanae
- rezones some areas to General Residential Zone
- proposes new design guides to encourage high-quality design of residential and mixed use development
- replaces all references to the Council's Subdivision and Development Principles and Requirements 2012 document with references to the Land Development Minimum Requirements April 2022 document
- retains existing 'qualifying matters' in the District Plan that restrict development on sites subject to a range of constraints such as natural hazards, historic heritage, indigenous biodiversity and sites or areas of significance to Māori
- provides for new 'qualifying matter' areas where new development is restricted, including a Coastal Qualifying Matter Precinct, Takiwā Precincts in Ōtaki and Waikanae, and Kārewarewa Urupā in Waikanae Beach.

In addition to this, Plan Change 2 also:

- provides for tangata whenua to develop papakāinga housing
- makes improvements to the District Plan's financial contributions provisions.

Council made decisions on Plan Change 2 at its meeting on 10 August 2023, and publicly notified those decisions on 19 August 2023.

When will Plan Change 2 become operative?

Plan Change 2 is operative from 1 September 2023. From 1 September, the Council's ePlan (its digital version of the District Plan) will be updated to incorporate Plan Change 2. This will include updates to the District Plan text and maps.

Disclaimer

This summary contains general information about Plan Change 2. It is not comprehensive and may not describe every aspect of the plan change that is relevant to you.

Where can I find more information?

Information on Plan Change 2 is available at the Council's [website](#).

District-wide changes

Medium Density Residential Standards

The Medium Density Residential Standards (MDRS) are government standards that provide for the construction up to three, 3-storey residential units per site as a “permitted activity”, subject to specified density standards. A permitted activity is an activity that you can undertake as of right, without a resource consent from the Council (although there are other reasons that you may 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. 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.

Existing qualifying matters

If a qualifying matter is present in any area, the District Plan can provide for less development in that area than would otherwise be required by the MDRS or by policy 3 of the NPS-UD. Many qualifying matters are already provided for by rules in the District Plan, and these rules will continue to apply to new development. This includes rules for:

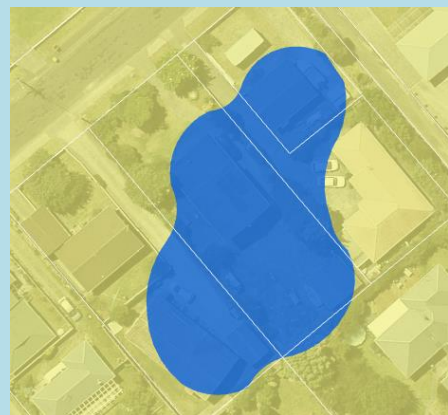
- Flood hazards
- Earthquake hazards
- Historic heritage buildings, sites, or areas
- Notable trees
- Sites and areas of significance to Māori
- Ecological sites and key indigenous trees
- Outstanding natural features and landscapes
- Areas of high or outstanding natural character in the coastal environment.

Existing qualifying matter example

These sites are located in the General Residential Zone (shown yellow) and are partially covered by the Flood Hazard – Ponding overlay (shown blue).

Within the area shown yellow, the MDRS (as set out under the General Residential Zone rule GRZ-R33) will apply.

Within the Flood Hazard – Ponding overlay (shown blue), the MDRS rule (rule GRZ-R33) will apply, but the rules for earthworks and development in the Flood Hazard – Ponding overlay (rules NH-FLOOD-R3 and NH-FLOOD-R4) will also apply. New development within the Flood Hazard – Ponding overlay must comply with the additional requirements under these rules (which include restrictions on the volume of earthworks and a requirement to construct the building floor level above the 1% AEP flood level).



New qualifying matters

Plan Change 2 also adds three new qualifying matters to the District Plan:

- A “Coastal Qualifying Matter Precinct”;
- “Takiwā Precincts” in Ōtaki and Waikanae;
- Kārewarewa Urupā in Waikanae Beach is added to the District Plan’s schedule of wāhi tapu sites.

Key qualifying matters for each ward are summarised below.

Design guides

Plan Change 2 adds a “Residential Design Guide” and “Centres Design Guide” to the District Plan. These guide how to achieve high-quality design outcomes for residential and mixed use developments.

Resource consents for new development where the design guides are relevant need to include a Design Statement describing how the principles and guidance in the relevant guide will be achieved.

Land Development Minimum Requirements

The *Land Development Minimum Requirements, April 2022* (LDMR) is the Council’s operational document, setting out a range of minimum requirements for the design and construction of infrastructure as part of subdivision and development. This replaces the Council’s *Subdivision and Development Principles and Requirements, 2012* document.

Plan Change 2 replaces all references in the District Plan to the *Subdivision and Development Principles and Requirements, 2012* with references to the LDMR.

Papakāinga

Plan Change 2 provides for tangata whenua to develop papakāinga on ancestral land in the General Residential, High Density Residential, Metropolitan Centre, Town Centre, Local Centre, Mixed Use, Rural and Future Urban zones throughout the district. Papakāinga development involves housing and ancillary activities (including social, cultural, educational, recreational or commercial activities) for tangata whenua on their ancestral land.

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.

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.

Plan Change 2 better aligns the Financial Contributions provisions in the District Plan with requirements for financial contributions in section 108 of the Resource Management Act 1991 (RMA).

Other district-wide changes

Other district-wide changes include:

- Amendments to the rules for noise sensitive activities (such as housing) to require them to achieve specified acoustic design standards within 100 metres of the railway corridor
- Amendments to the transport rules to clarify that new development can provide pedestrian access or vehicle access
- Amendments to the subdivision rules, which include the removal of minimum allotment sizes and shapes for subdivision that does not involve creating vacant allotments.

Paekākāriki-Raumati Ward

Paekākāriki-Raumati ward includes:

- Paekākāriki in the south;
- Raumati and Raumati Beach, generally to the south of the 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 Coastal Qualifying Matter Precinct (identified as precinct PREC62 on the District Plan Maps).
- Rules that previously required lower density development within the Paekākāriki Beach Residential Precinct (identified as precinct PREC3 on the District Plan Maps) no longer apply.
- However, the rules that require lower density development within the Paekākāriki Beach Residential Precinct (PREC3) will continue to apply within the Coastal Qualifying Matter Precinct.

Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) within the Local Centre Zone at Paekākāriki (the area in and around the Paekākāriki village shops on Beach Road).
- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) in a new High Density Residential Zone within approximately 800m of the Paekākāriki train station. This covers the area from Tarawa Street in the north, to Ames Road in the south.
- 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.

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 level of development provided for by the District Plan prior to PC2 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 District Plan rules relevant to each qualifying matter.

Rezoning

- The following areas in Paekākāriki are rezoned:
 - 104 The Parade is rezoned from Local Centre Zone to General Residential Zone, consistent with the surrounding zoning of the area.

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 Plan Change 2 must also 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.

Raumati and Raumati Beach

Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Raumati and Raumati Beach, except within the Coastal Qualifying Matter Precinct (identified as precinct PREC62 on the District Plan Maps).
- Rules that previously required 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 (PREC3) will continue to apply within the Coastal Qualifying Matter Precinct.

Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) 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 (subject to resource consent) 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 (subject to resource consent) 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 "Height Variation Control Area (14 metres)".
- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) 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 a new High Density Residential Zone.
- Increased building heights do not apply within the Coastal Qualifying Matter Precinct.

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 level of development provided for by the District Plan prior to PC2 is retained (2 storey buildings).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Raumati 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 District Plan rules relevant to each qualifying matter.

Rezoning

- The following areas in Raumati and Raumati Beach are rezoned:
 - Part of 59-69 Raumati Road & part of 58 Kiwi Road are rezoned from Rural Lifestyle Zone to High Density Residential Zone
 - A number of sites around 60-222 Main Road are rezoned from General Rural Zone to General Residential Zone

- A number of sites around 39 Rongomau Lane are rezoned from General Rural Zone to General Residential Zone

Paraparaumu Ward

This includes Paraparaumu and Paraparaumu Beach.

Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Paraparaumu and Paraparaumu Beach, except within the Coastal Qualifying Matter Precinct (identified as precinct PREC62 on the District Plan Maps). The MDRS will also apply in the existing General Residential Zone at Otaihanga (an area between Otaihanga Domain and Otaihanga Road/Tieko Street).
- Rules that previously required 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 (PREC3) will continue to apply within the Coastal Qualifying Matter Precinct.
- Several existing low-density precincts in Paraparaumu 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, previously identified in the District Plan maps as PREC11);
 - The Panorama Drive Low Density Housing Precinct (previously 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 previously identified in the District Plan maps as PREC14).

Intensification (National Policy Statement on Urban Development 2020)

- For the areas in and around the Paraparaumu Metropolitan Centre Zone:
 - Buildings up to 53 metres tall (15 storeys) are enabled (subject to resource consent) within the Metropolitan Centre Zone at Paraparaumu (the area generally bounded by Kāpiti Road, Main Road, Ihakara Street and the Expressway).
 - Buildings up to 36 metres tall (10 storeys) are enabled (subject to resource consent) in a new High Density Residential Zone within approximately 400m of the Paraparaumu Metropolitan Centre Zone. This is in the area identified as “Height Variation Control Area (36 metres)” on the District Plan maps.
 - Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) in a new High Density Residential Zone within approximately 800m of the Paraparaumu Metropolitan Centre Zone and Paraparaumu train station.
- For the areas in and around the Paraparaumu Beach Town Centre Zone:
 - Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) 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 21 metres tall (6 storeys) are enabled (subject to resource consent) in a new High Density Residential Zone within approximately 800m of the Paraparaumu Beach Town Centre Zone.
- For areas in and around Local Centre Zones:
 - Buildings up to 15 metres tall (4 storeys) are enabled (subject to resource consent) 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).
- Increased building heights do not apply within the Coastal Qualifying Matter Precinct.

Qualifying Matters

- New qualifying matters added to the District Plan in Paraparumu and Paraparumu Beach include:
 - **The Coastal Qualifying Matter Precinct.** This covers an area between Raumati Beach and Paraparumu Beach, as well as an area along the coast around Manly Street. Within this area, the level of development provided for by the District Plan prior to PC2 is retained (2 storey buildings).
- A range of existing qualifying matters that are already provided for in the District Plan also apply within Paraparumu. 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 District Plan rules relevant to each qualifying matter.

Rezoning

- The following areas in Paraparumu and Paraparumu Beach are rezoned:
 - 106 – 188 Milne Drive is rezoned from Rural Lifestyle Zone to General Residential Zone and High Density Residential Zone;
 - 58 to 76 Ruahine Street is rezoned from Rural Production Zone to General Residential Zone.

Waikanae Ward

Waikanae ward is made up of:

- 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 of the area around Waikanae Marae and Ruakōhatu Urupā, identified as the Whakarongotai Takiwā Precinct (this is discussed further below).
- Rules that previously required lower density development within the Waikanae Garden Precinct (located between Raumati 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, previously identified in the District Plan maps as PREC9);
 - The Manu Grove Low Density Precinct (previously identified in the District Plan maps as PREC15).

Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) within the Waikanae Town Centre Zone (generally the area between Main Road and Marae Lane), except within the Whakarongotai Takiwā Precinct (which is discussed further below).
- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) in a new High Density Residential Zone within approximately 800m of the Waikanae train station and Waikanae Town Centre Zone.

Qualifying Matters

- New qualifying matters added to the District Plan in Waikanae include:
 - **The Whakarongotai Takiwā Precinct.** This covers the area around the Waikanae Marae, as well as the area around Ruakōhatu Urupā on the eastern side of the railway line. Within this area, the building heights provided for by the District Plan prior to PC2 are retained (2 storey buildings in the High Density 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 District Plan rules relevant to each qualifying matter

Rezoning

- The following areas in Waikanae are rezoned:
 - 1 – 3 Karu Crescent is rezoned from Open Space Zone to High Density Residential Zone;
 - 112 Ngarara Road is rezoned from Future Urban Zone to General Residential Zone;
 - 174 – 211 Ngarara Road is rezoned from Future Urban Zone to General Residential Zone;
 - 269 – 289 Ngarara Road is rezoned from Future Urban Zone to General Residential Zone.

Waikanae Beach

Medium Density Residential Standards

- The MDRS apply to the General Residential Zone throughout Waikanae Beach, except within the Coastal Qualifying Matter Precinct (identified as precinct PREC62 on the District Plan Maps).
- Rules that previously required 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 (PREC3) 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.

Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 15 metres tall (4 storeys) are enabled (subject to resource consent) 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 (subject to resource consent) within approximately 200m of the Waikanae Beach Local Centre Zone. This area is identified in the District Plan maps as “Height Variation Control Area (14 metres)”.

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 level of development provided for by the District Plan prior to PC2 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 Barret Drive, Marewa Place and Tamati Place. The area is added to the District Plan schedule of wāhi tapu sites, which means that it is 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 District Plan rules relevant to each qualifying matter.

Rezoning

- The following areas in Waikanae Beach are rezoned:
 - 18 Huiawa Street is rezoned from Open Space Zone (Private Recreation and Leisure Precinct) to General Residential Zone (Height Variation Control Area (14 metres)).

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, except within the Coastal Qualifying Matter Precinct (identified as precinct PREC62 on the District Plan Maps).
- The Pekawy low-density precinct (located at the corner of Peka Peka Road and Paetawa Road and previously identified as PREC7 on the District Plan maps) is removed from the District Plan, and the MDRS will apply instead.

Qualifying Matters

- New qualifying matters added to the District Plan in Peka Peka Beach and Te Horo 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. It also covers areas further inland at Peka Peka Beach that have been identified as potentially susceptible to coastal inundation hazard. Within these areas, the level of development provided for by the District Plan prior to PC2 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 District Plan rules relevant to each qualifying matter.

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 on-site treatment and disposal of wastewater (such as septic tanks).
- New development enabled by Plan Change 2 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.
- In addition to this, Te Horo Beach is also not connected to the Council reticulated water network. Plan Change 2 amends the District Plan rules to 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 Rangioru Road, between Ōtaki and Ōtaki Beach.
- The MDRS do not apply within the Coastal Qualifying Matter Precinct at Ōtaki Beach (identified as precinct PREC62 on the District Plan Maps).
- The MDRS do not apply within the Ōtaki Takiwā Precinct (identified as precinct PREC67 and PREC68 on the District Plan maps). The Ōtaki Takiwā Precinct is located around the Ōtaki Main Street Town Centre Zone, in the western part of Ōtaki.
- Rules that previously required 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.
- However, the rules that require lower density development within the Ōtaki Beach Residential Precinct (PREC3) will continue to apply within the Coastal Qualifying Matter Precinct.
- The Ōtaki Low Density Housing Precinct (located to the north of Te Rauparaha Street, and around Tamihana Street and Te Harawira Street, and previously 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.

Intensification (National Policy Statement on Urban Development 2020)

- Buildings up to 21 metres tall (6 storeys) are enabled (subject to resource consent) within 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 (subject to resource consent) within approximately 400m of both Town Centre Zones. These areas are identified in the District Plan maps as “Height Variation Control Area (14 metres)”.
- Increased building heights are not enabled in the Ōtaki Takiwā Precinct, which is located within and around the Ōtaki Main Street Town Centre Zone. This is discussed further below.

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 level of development provided for by the District Plan prior to PC2 is retained (2 storey buildings).
 - **The Ōtaki Takiwā Precinct.** This covers the entire extent of the Ōtaki Main Street Town Centre Zone, as well as parts of the General Residential Zone around the Town Centre Zone. Within this area, the building heights provided for by the District Plan prior to PC2 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 District Plan rules relevant to each qualifying matter.

Rezoning

- The following areas in Ōtaki are rezoned:
 - 17 Jean Hing Place is rezoned from Open Space Zone to General Residential Zone (Height Variation Control Area (14 metres));
 - 234 – 254 Rangiuuru Road is rezoned from General Rural Zone to General Residential Zone (Height Variation Control Area (14 metres));
 - 254 – 256 Main Highway and 4 Rahui Road are rezoned from General Residential Zone to Town Centre Zone.