

# Submission on notified proposal for plan change



## About preparing a submission on a proposed plan change

### You must use the prescribed form

- [Clause 6](#), Schedule 1 of the Resource Management Act 1991 (RMA) requires submissions to be on the prescribed form.
- The prescribed form is set out in [Form 5](#), Schedule 1 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
- This template is based on Form 5. While you do not have to use this template, your submission must be in accordance with Form 5.

### Your submission and contact details will be made publicly available

- In accordance with [clause 7](#) of Schedule 1 of the RMA, the Council will make a summary of your submission publicly available. The contact details you provide will also be made publicly available, because under [clause 8A](#) of Schedule 1 of the RMA any further submission supporting or opposing your submission must be forwarded to you by the submitter (as well as being sent to Council).
- [Section 352](#) of the RMA allows you to choose your email to be your address for service. If you select this option, you can also request your postal address be withheld from being publicly available. To choose this option please tick the relevant boxes below.

### Reasons why a submission may be struck out

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## To Kāpiti Coast District Council

Submission on Proposed Plan Change 2 to the Operative Kapiti Coast District Plan 2021

### Submitter details

Full name of submitter: Otaki Revisited Limited

Contact person (name and designation, if applicable): Earl Hope-Pearson

Postal address (or alternative method of service under section 352 of the RMA):



Telephone: 0275073118

Electronic address for service of submitter (i.e. email): earl.hopepearson@twc.co.nz

**I would like my address for service to be my email** *[select box if applicable]*



**I have selected email as my address for service, and I would also like my postal address withheld from being publicly available** *[select box if applicable]*



**Scope of submission**

**The specific provisions of the proposed plan change that my submission relates to are:**  
*[give details]*

Planning Maps and any other provision that may relate to the relief sought in this submission.

*Continue on a separate sheet if necessary*

## **Submission**

**My submission is:** *[include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views]*

Refer attached letter.

Ōtaki Revisited Limited (ORL) has acquired land that forms part of the Ōtaki Maori Racecourse located at 47 Te Roto Road, Ōtaki (the Site). Ōtaki Revisited Limited is part of the Wellington Company Limited group of companies.

ORL opposes the current Rural Production zoning and Rural Plains Precinct of the property located at 47 Te Roto Road, Ōtaki and requests that it be rezoned General Residential Zone or Mixed-Use Zone, with any specific modifications that are most appropriate to address the particular circumstances of the site.

For the reasons outlined in the appended letter, the General Residential Zone or Mixed Use Zone is the most appropriate zone to achieve the purpose of the Resource Management Act 1991.

*Continue on a separate sheet if necessary*

**I seek the following decision from the Kāpiti Coast District Council:** *[give precise details]*

Amend the planning maps to rezone the site to General Residential Zone or Mixed Use Zone; AND,  
Make any other such amendments to give effect to this submission.

*Continue on a separate sheet if necessary*



**Hearing Submissions [select appropriate box]**

I wish to be heard in support of my submission.	<input checked="checked" type="checkbox"/>
I do not wish to be heard in support of my submission.	<input type="checkbox"/>
If others make a similar submission, I will consider presenting a joint case with them at a hearing.	<input type="checkbox"/>
If others make a similar submission, I will not consider presenting a joint case with them at a hearing.	<input type="checkbox"/>

9 September 2022

\_\_\_\_\_  
Signature of Submitter  
(or person authorised to sign on behalf of submitter)

\_\_\_\_\_  
Date

*A signature is not required if you make your submission by electronic means.*

**Trade Competition [select the appropriate wording]**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by [clause 6\(4\)](#) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could ☐ / I could not ☒ gain an advantage in trade competition through this submission.

***If you could gain an advantage in trade competition through this submission, please complete the following:***

I am ☒ / I am not ☐ directly affected by an effect of the subject matter of the submission that—

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Email your submission to [district.planning@kapiticoast.govt.nz](mailto:district.planning@kapiticoast.govt.nz) or post/deliver to:

Attn: District Planning Team  
Kāpiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

For office use only

Submission No:

31





9 September 2022

Kapiti Coast District Council  
175 Rimu Road  
Paraparaumu 5032

To Whom It May Concern,

## KAPITI COAST DISTRICT PLAN – SUBMISSION ON PLAN CHANGE 2 – INTENSIFICATION

Ōtaki Revisited Limited (ORL) has acquired land that forms part of the Ōtaki Maori Racecourse located at 47 Te Roto Road, Ōtaki (the Site). Ōtaki Revisited Limited is part of the Wellington Company Limited group of companies.

ORL opposes the current Rural Production zoning and Rural Plains Precinct of the property located at 47 Te Roto Road, Ōtaki and requests that it be rezoned General Residential Zone or Mixed-Use Zone, with any specific modifications that are most appropriate to address the particular circumstances of the site.

General Residential Zone or Mixed-Use Zone is the most appropriate zone for the following reasons:

- a) There is a desperate need for housing in Ōtaki and rezoning of the Site will assist in alleviating current housing constraints, particularly access to affordable housing. In Council's *Housing Needs Assessment 2022*, Ōtaki was identified as the least affordable location in the District with mortgage cost equating to 79% of the median household income.
- b) *Te Tupu Pai – Growing Well*, Council's strategy for enabling sustainable growth in Kapiti, sets out a 30-year framework for where and how the city should grow. It identifies Ōtaki as a growth node, with opportunity for intensification in the area around the Racecourse.
- c) The site is in Ōtaki that has been identified as a "Urban Renewal Area" in the *Wellington Regional Growth Framework*.
- d) ORL, the Ōtaki Maori Racecourse Board and the Kapiti Coast District Council ("Council") have identified the site for potential redevelopment. This is evidenced in the recent funding secured from Kainga Ora under the Infrastructure Acceleration Fund ("IAF") for servicing to support the development. Ōtaki Revisited Limited has signed a Housing Outcomes agreement that directly aligns with the delivery of infrastructure as agreed between Kainga Ora and Council.
- e) The completion of the Peka Peka to Ōtaki section of the Expressway will deliver a step change reduction in traffic volumes on the former state highway. This provides opportunities to accommodate growth in local traffic as well as support improved active mode use to, from and between emerging developments areas and urban centres. The project traffic engineers advise that the level of traffic currently carried by roads adjacent to the Site is such that they can accommodate future traffic increases, including of the scale that can be anticipated by the proposed development, which could give rise to 1,500 vehicles per day added to each progressively over time. The project traffic engineers confirmed that "*these are not significant volumes and may be identified through the subsequent consent process to be better supported with localized improvements*".

- f) The Site is not rural in character nor function. The Site has operated as a racecourse for over 100 years and has never been utilised for rural production or other rural based activities during this time. In addition, the Site is identified as having a Land Use Capability of 3 as illustrated on the NZLRI Land Use Capability 2021 maps<sup>1</sup>. On this basis it is considered that rezoning of the Site will not result in the loss of rural production land.
- g) Extensive technical investigations and assessments undertaken by architects, urban designers, landscape architects, civil engineers, traffic engineers, geotechnical engineers, ecologists, economists and planners has led to the preparation of a development plan for the Site. The development accommodates the existing racecourse operations together with approximately 600 residential units, commercial activities in existing and new buildings, a building assembly warehouse, public and private open spaces and reserves, pedestrian and vehicle connectivity to, and within the site, and infrastructure servicing. For reference this development plan is attached to this submission.
- h) Regarding infrastructure servicing, site investigations have confirmed that:
  - (i) Stormwater can be managed appropriately on-site to ensure future development can achieve hydraulic neutrality and negate the need for upgrades to Council's stormwater network
  - (ii) Wastewater can connect to Council's network upgrade through its IAF funding.
  - (iii) Water-supply can be provided to the site via existing planned (and IAF funded) upgrades in the wider area.
- i) The assessments undertaken by landscape architects confirm that development of the site in line with the development plan will ensure that the urban-rural interface within this development is appropriately managed to mitigate any potential rural character and amenity effects that might arise. Ultimately, the landscape architects conclude that development can be sensitively integrated into the existing rural racecourse landscape, ensuring potential landscape character and visual effects can be adequately avoided, remedied, or mitigated and that *'visual and landscape effects will not be significant'*.
- j) The Greater Wellington Regional Council flood hazards GIS map indicates that most of the site has a low flooding risk but some lower lying areas have an Annual Exceedance Probability modelled at 1%. A portion of the Site is located within the Flood Hazard (Ponding) Area of the District Plan. Site investigations by civil and stormwater engineers have confirmed that flood hazard risk can appropriately be mitigated on site via integrating flood mitigation with on-site stormwater management. Preliminary stormwater modelling undertaken to date confirms that flood volumes can be accommodated on site to ensure hydraulic neutrality is achieved and flood volumes do not increase off-site.
- k) Site investigations have confirmed that the Site can be developed to align with the National Policy Statement for Freshwater Management. On-site stormwater management can be implemented in a way to ensure that the health of freshwater will be protected in a manner that is consistent with Te Mana o te Wai.

Ultimately, based on the site investigations undertaken to date, together with the identification of the site as a growth area in the *Wellington Regional Growth Framework* and *Te Tupu Pai – Growing Well*, General Residential Zone or Mixed-Use Zone is the most appropriate zoning of the site. Rezoning will enable the development of approximately 600 homes in an area that is facing a significant shortfall in development capacity. In addition, rezoning of the Site will also support existing community activities occurring on the Site and enable further commercial activities to support the village development and wider community.

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<sup>1</sup> <https://iris.scinfo.org.nz/layer/48076-nzlr-land-use-capability/data/>

Lastly, it is acknowledged that ORL has lodged a referral application with the Minister for the Environment to refer the proposed residential development of this site to the fast-track consenting process. For the reasons outlined in the referral application relating to the appropriateness of residential development on the site irrespective of its current zoning, if the referral application is approved, the fast-track resource consent application can, and should be, granted irrespective of the outcome of this submission. Likewise, Council's determination on this submission is not reliant on the outcome of the referral and fast-track consent application process. However, if a fast track-consent is granted, the development authorised by the consent must be considered part of the existing environment and would provide an additional reason as to why it would be most appropriate, from a planning perspective, for the rezoning sought through this submission to be accepted.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Earl Hope', with a stylized, looping flourish extending to the right.

Earl Hope – Pearson  
Development Manager  
**Ōtaki Revisited Limited**

**Attached: Concept Design**



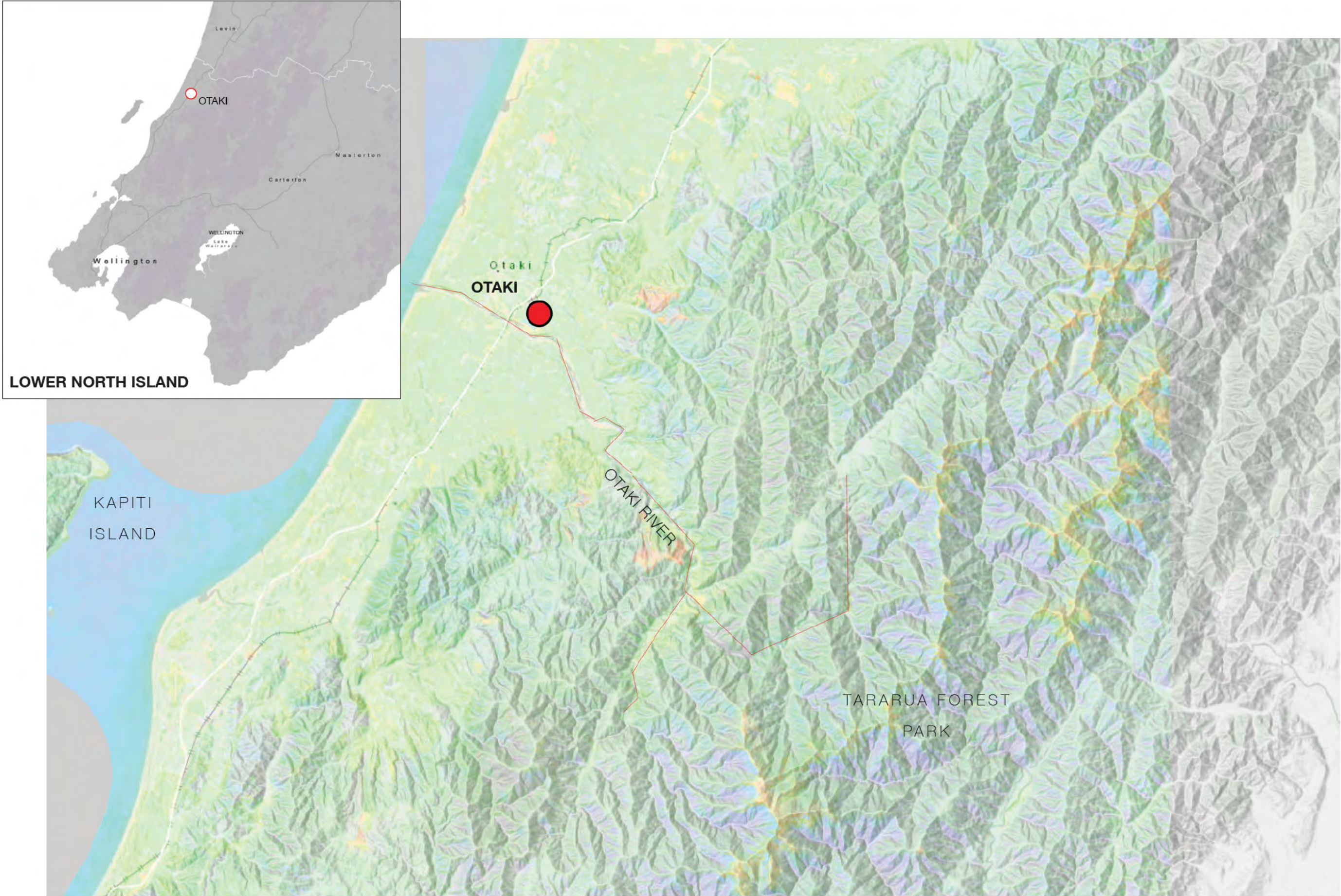


# OTAKI MAORI RACECOURSE - CONCEPT DESIGN

10 AUGUST 2022



LOCATION



CONTEXT MAP 1:150,000 SCALE





- Celebrating the Otaki Community
- Reinvigorate Iconic Racecourse & Industry

- Connection to Transport Links. State Highway 1
- 2.5km to Otaki Township





'UNLOCK THE POTENTIAL' RESPECT & HONOUR TRADITIONS AND CULTURE.

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1822

Ngati Toa, led by Te Rauparaha, migrated from Kawhia. From 1824, at the invitation of Ngati Toa, many members of Ngati Raukawa and Te Ati Awa moved south to Kapiti. By 1830 Otaki had become firmly established as a Ngati Raukawa stronghold. On the south side of the river was Otaki pa and the Katihiku settlement, and on the north was Rangiuru pa, with Pakakutu further north again.

1880

The first state school was opened in Rangiuru Road.

1885

Horowhenua County Council was established, covering an area from Tokomaru to Waikanae and including Otaki

1886

The Otaki-Maori Racing Club was established.

1989

Re-organisation of local government. Otaki Borough Council disappears and Otaki becomes part of Kapiti Coast District Council.



# PROJECT OBJECTIVES

Otaki Racecourse is home to the Otaki Maori Racing Club and the track is used daily by up to 140 horses in training, largely because of its ideal location in the central lower North Island and excellent training facilities. It has enjoyed a long, colourful and successful history as a both a racing and training establishment.

The project proposes an opportunity to add another chapter to the legacy of the Otaki Racecourse & Maori Racing Club. The development seeks to provide quality affordable residential housing to Otaki while restoring the majesty of the race day venue.

Otaki Racing Village will provide a wide range of housing typologies, from standard 2-3 bedroom houses to Mixed tenure/ blind tenure affordable living.

The existing racing facilities will be transformed to accommodate amenities for residents within the Racing Village, utilising Adaptive Use design principles.





SITE PHOTOS





HOUSING CONCEPT SKETCHES







- Huatoki Plaza, New Plymouth
- Community Events - Arts & Craft Market
- Public Sculpture & Display

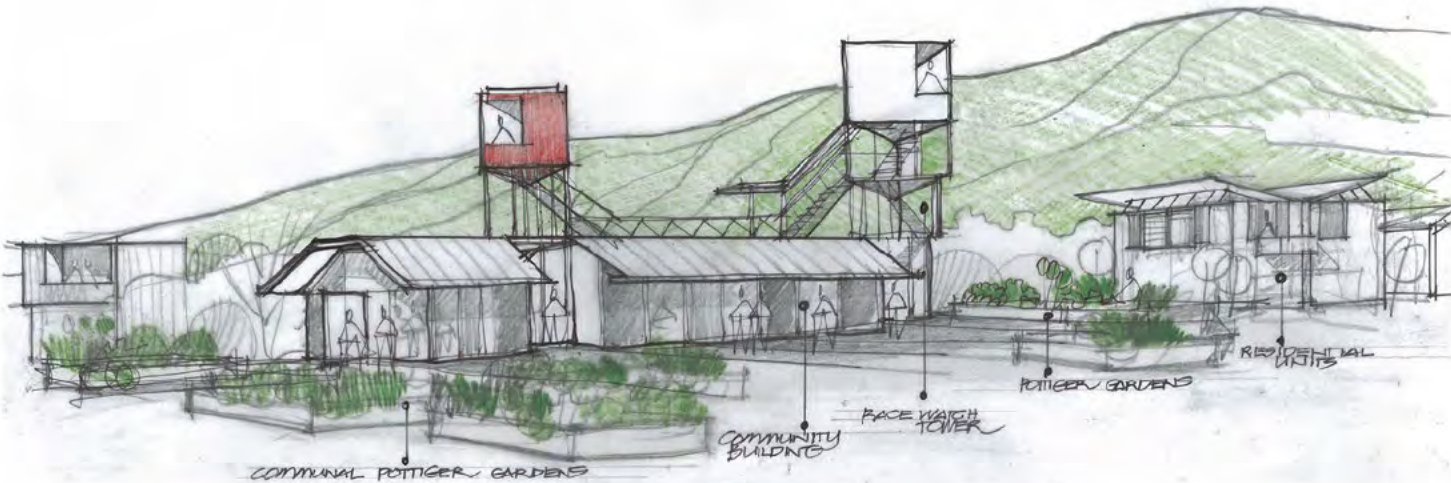
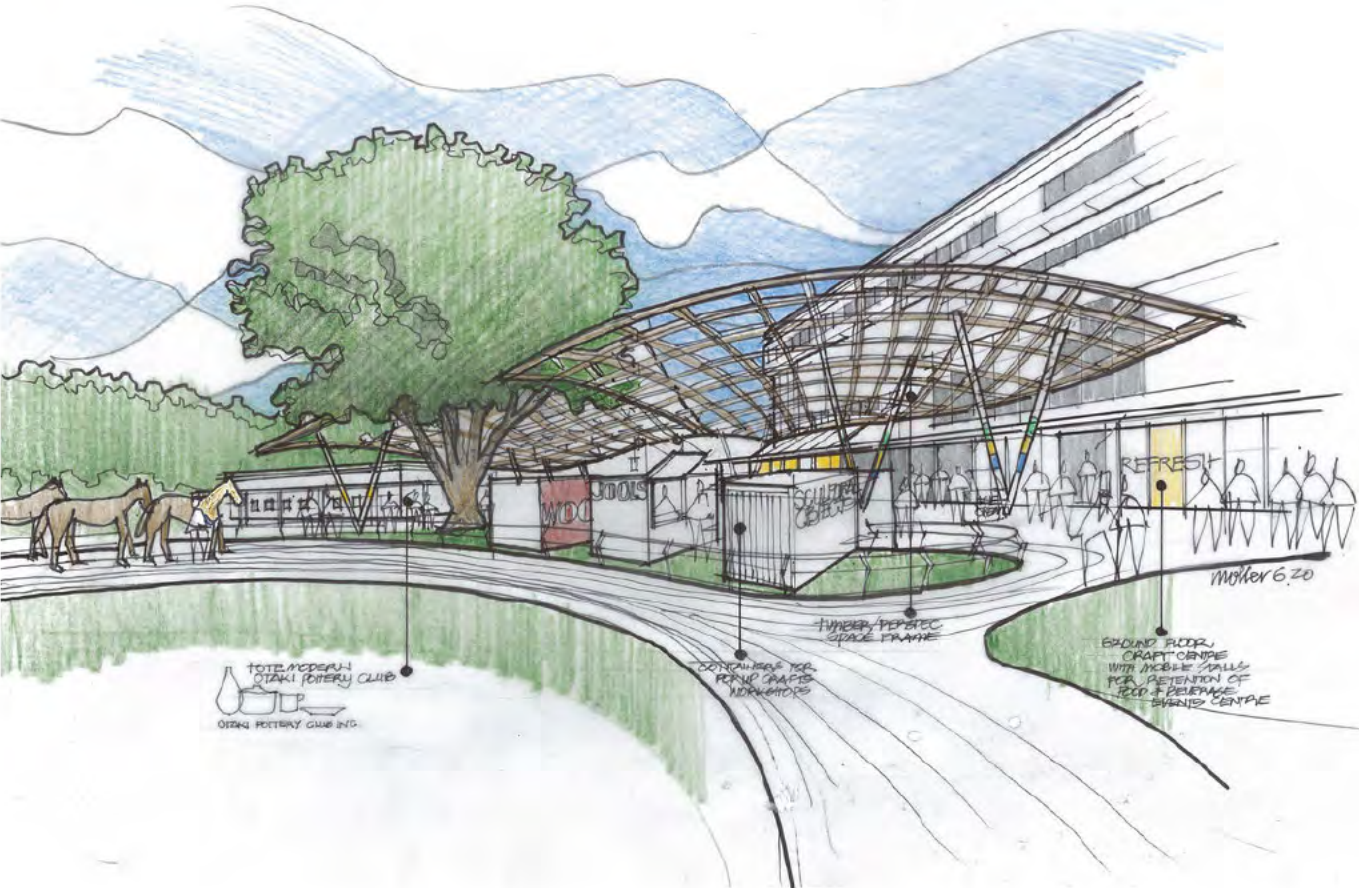


- Sculptural Element/ Attraction
- Food Market
- Canopy For Public Use



- Vanke Plaza, Zhengzhou
- Urbanplay with Design Elements
- Encourage Community Use & Engagement









Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

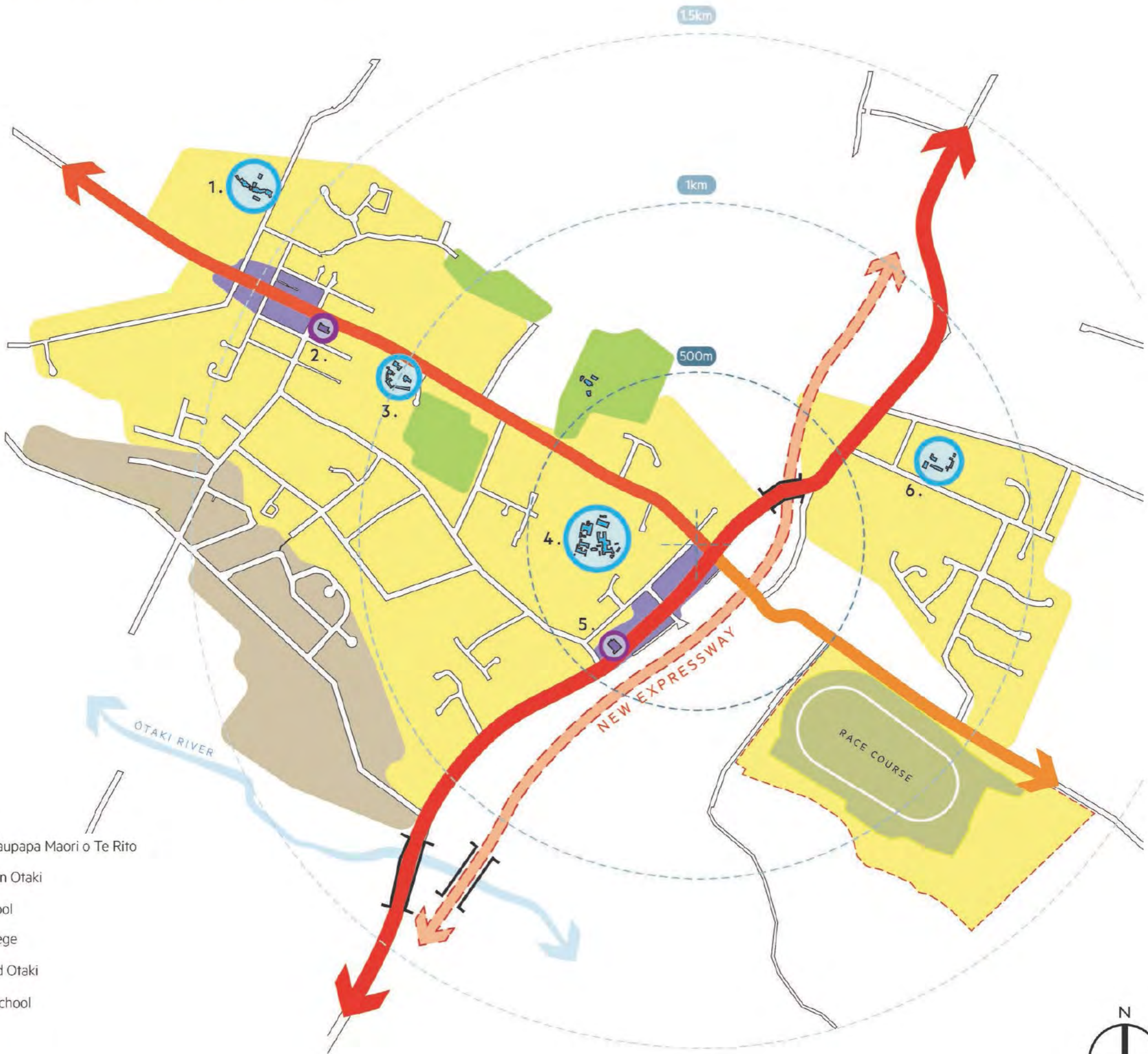
SITE PLAN 1:4000 SCALE



KEY

- Site Outline
- General Residential Zone
- Town Centre Zone
- General Industrial Zone
- Open Space Zone
- State Highway
- Arterial Road
- Secondary Collector
- Schools
- Supermarkets
- Otaki Racecourse

- 1. Te Kura Kaupapa Maori o Te Rito
- 2. Countdown Otaki
- 3. Otaki School
- 4. Otaki College
- 5. New World Otaki
- 6. Waitohu School





# OTAKI RACECOURSE MASTERPLAN - OPTION A





# OVERALL SITE

VIEW LOOKING NORTH WEST





# ZONE A

VIEW LOOKING NORTH WEST



# ZONE B

VIEW LOOKING NORTH WEST





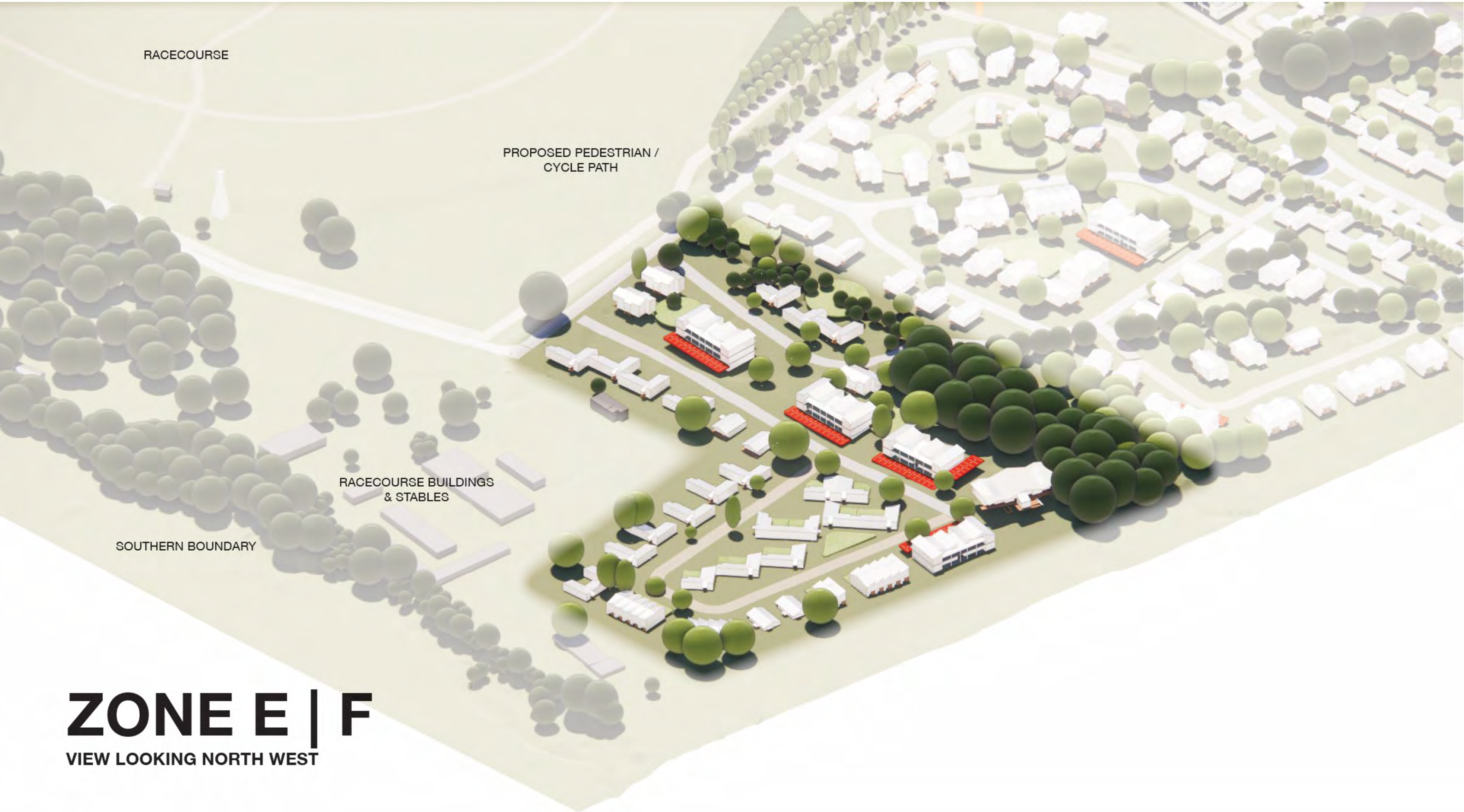
**ZONE C**  
VIEW LOOKING NORTH WEST





**ZONE D**  
VIEW LOOKING NORTH WEST





# ZONE E | F

VIEW LOOKING NORTH WEST





**ZONE G**  
VIEW LOOKING NORTH WEST





Notes:

1. Location of existing structures and drainage to be verified by survey.
2. All information based from Survey and CCTV.
3. Existing in-ground services are indicative from survey and/or GIS and need to be confirmed on site prior to construction.
4. All drainage to comply with the NZBC G13 / AS1 and AS / NZS 3500.2, plus Local Authority.
5. Drainlayer contractor is to confirm all locations of existing manholes / sewer and stormwater connections prior to undertaking work. Provide Council with an asbuilt drainage plan when complete.

SITE - EXISTING

- Property Boundary
- Zone Divisions
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Existing Stream / Embankment
- Existing Road
- Existing Buildings
- Existing
- Existing Trees

1 Site - Existing  
A1: 1:2000

OPTION A



Notes:

SITE - PROPOSED

- Property Boundary
- Existing Racecourse Fence
- Existing Stream / Embankment
- 5m Setback Zone from Stream
- Proposed Primary Road
- Proposed Secondary Road
- Proposed Driveways / Permeable Parking
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens

RAHUI ROAD

FREEMANS ROAD

ZONE B

ZONE C

ZONE D

ZONE E

ZONE F

ZONE G

ZONE A

RACE COURSE

RACING PRECINCT

TOWER

RACECOURSE BUILDINGS

TREES

STABLES

STABLES

VEGETATION

ORCHARD

SW DETENTION / RETENTION AREA

TE ROTO ROAD

NORTH

1 Site  
A1-02 A1: 1:2000

OPTION A











# ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
	Proposed Footpath
	Proposed Rain Garden / Green Amenity
	Proposed Pedestrian / Cycle Path
	Proposed Parking Space

# ZONE

---	Property Boundary
---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
	Proposed Pause / Play Area
	Proposed Public Parks
	Existing Trees
	Proposed Trees
	Proposed Orchard
	Proposed Vegetable Gardens
(MH)	Existing Manhole

# Notes:

## UNIT TYPES

H1	Square House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m <sup>2</sup> , 3 Bedroom 104m <sup>2</sup>
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m <sup>2</sup> + Deck
HSD	Semi-Detached House (Two Storey): 3 Bedroom 100m <sup>2</sup>
TH	Terrace House (Two Storey): 2 Bedroom 54m <sup>2</sup> + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m <sup>2</sup> + Deck 2 Bedroom 53m <sup>2</sup> + Deck
CL	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space



**OPTION A**



Notes:

UNIT TYPES

H1	Square House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
H2	Slider House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
H3	Courtyard ( Single Storey ): 2 Bedroom 88m <sup>2</sup> , 3 Bedroom 104m <sup>2</sup>
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VC	Vertical Cluster ( Three Storey ): 1 Bedroom 41m <sup>2</sup> + Deck 2 Bedroom 53m <sup>2</sup> + Deck
CL	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space

ZONE

---	Property Boundary
---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
■	Proposed Pause / Play Area
■	Proposed Public Parks
●	Existing Trees
●	Proposed Trees
■	Proposed Orchard
■	Proposed Vegetable Gardens
MH	Existing Manhole

ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
■	Proposed Footpath
■	Proposed Rain Garden / Green Amenity
■	Proposed Pedestrian / Cycle Path
■	Proposed Parking Space



1 Site Plan - Zone D1  
A1: 1:500

OPTION A





Notes:

**UNIT TYPES**

- H1** Square House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H2** Slider House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H3** Courtyard (Single Storey):  
2 Bedroom 88m<sup>2</sup>, 3 Bedroom 104m<sup>2</sup>
- H4** Stand-Alone House (Single Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- HSD** Semi-Detached House (Two Storey):  
3 Bedroom 100m<sup>2</sup>
- TH** Terrace House (Two Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- VC** Vertical Cluster (Three Storey):  
1 Bedroom 41m<sup>2</sup> + Deck  
2 Bedroom 53m<sup>2</sup> + Deck
- CL** Cluster Housing:  
6 x 30m<sup>2</sup> Residential Units + Communal Space

**ZONE**

- Property Boundary
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens
- MH Existing Manhole

**ZONE ROADING**

- Proposed Primary Road
- Proposed Connecting Road
- Proposed Shared Lane
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space

**OPTION A**





Notes:

#### UNIT TYPES

H1	Square House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
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CL	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space

#### ZONE

---	Property Boundary
---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
---	Proposed Pause / Play Area
---	Proposed Public Parks
---	Existing Trees
---	Proposed Trees
---	Proposed Orchard
---	Proposed Vegetable Gardens
---	Existing Manhole

#### ZONE ROADING

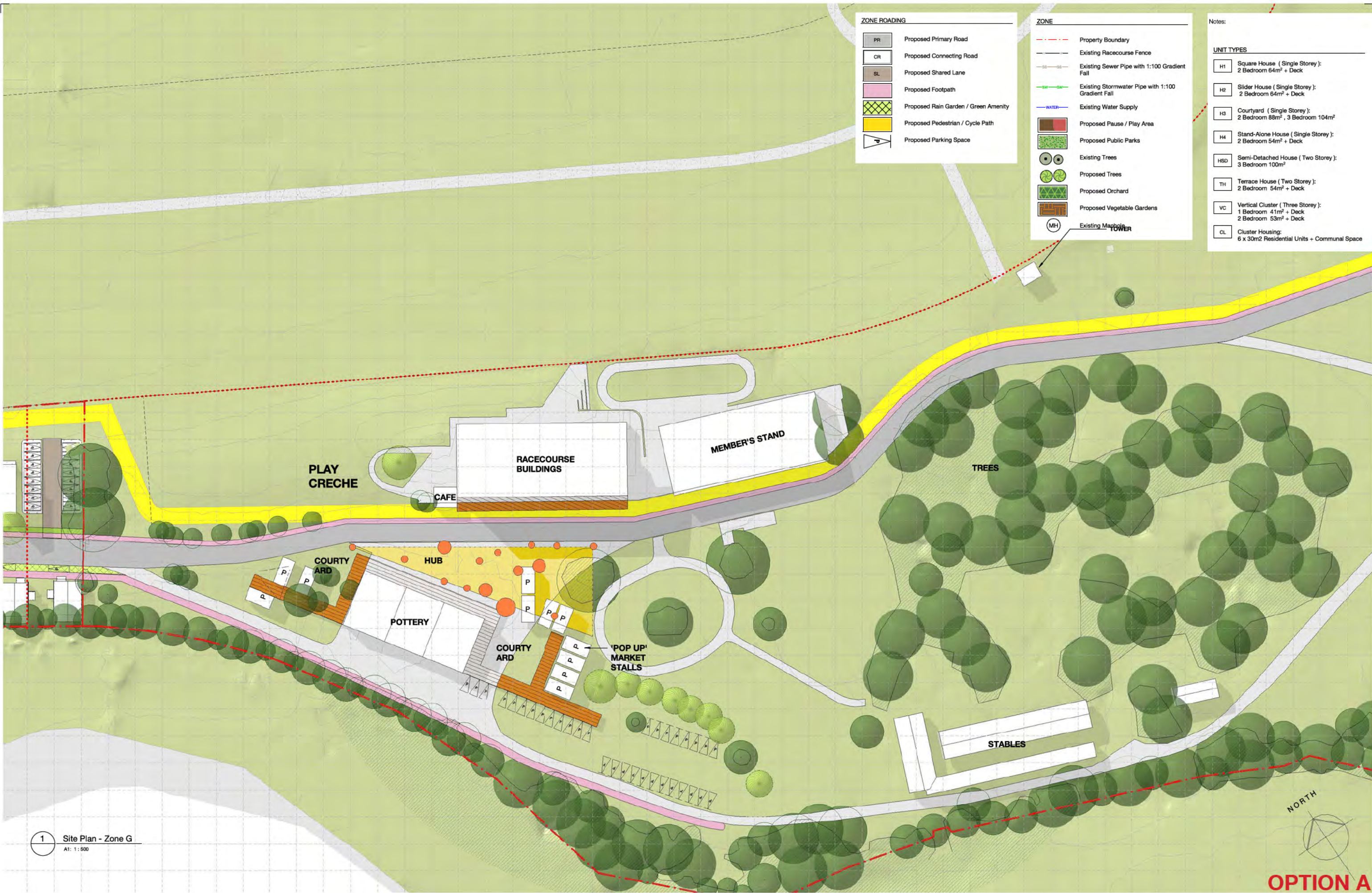
---	Proposed Primary Road
---	Proposed Connecting Road
---	Proposed Shared Lane
---	Proposed Footpath
---	Proposed Rain Garden / Green Amenity
---	Proposed Pedestrian / Cycle Path
---	Proposed Parking Space



1 Site Plan - Zone E/F  
A1: 1:500

## OPTION A





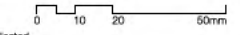
ZONE ROADING	
	Proposed Primary Road
	Proposed Connecting Road
	Proposed Shared Lane
	Proposed Footpath
	Proposed Rain Garden / Green Armenty
	Proposed Pedestrian / Cycle Path
	Proposed Parking Space

ZONE	
	Property Boundary
	Existing Racecourse Fence
	Existing Sewer Pipe with 1:100 Gradient Fall
	Existing Stormwater Pipe with 1:100 Gradient Fall
	Existing Water Supply
	Proposed Pause / Play Area
	Proposed Public Parks
	Existing Trees
	Proposed Trees
	Proposed Orchard
	Proposed Vegetable Gardens
	Existing Manhole

Notes:	
UNIT TYPES	
	Square House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
	Slider House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
	Courtyard ( Single Storey ): 2 Bedroom 88m <sup>2</sup> , 3 Bedroom 104m <sup>2</sup>
	Stand-Alone House ( Single Storey ): 2 Bedroom 54m <sup>2</sup> + Deck
	Semi-Detached House ( Two Storey ): 3 Bedroom 100m <sup>2</sup>
	Terrace House ( Two Storey ): 2 Bedroom 54m <sup>2</sup> + Deck
	Vertical Cluster ( Three Storey ): 1 Bedroom 41m <sup>2</sup> + Deck 2 Bedroom 53m <sup>2</sup> + Deck
	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space

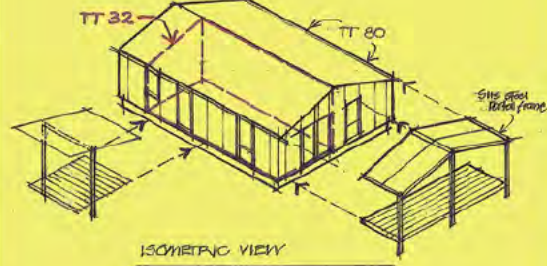
1 Site Plan - Zone G  
A1: 1:500

OPTION A





**TOTAL UNIT NUMBER: 42**  
**RATIO: 6 %**



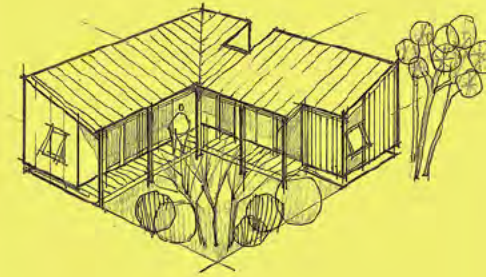
**H1 SQUARE HOUSE**  
2 BEDROOM  
80m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 3**  
**RATIO: 1 %**



**H2 SLIDER HOUSE**  
2 BEDROOM  
84m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 49(2B) + 41(3B)**  
**RATIO: 14 %**



**H3 COURTYARD HOUSE**  
2 BEDROOM | 3 BEDROOM  
82m<sup>2</sup> + DECK | 98m<sup>2</sup> + DECK

### UNIT TYPE SCHEDULE

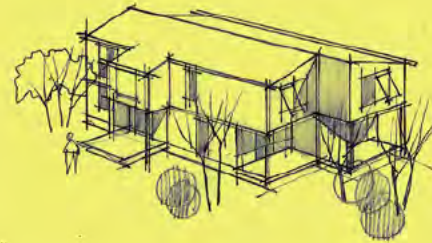
Building Type	Building Type Name	Count	No. Units
TH-1	Terrace House 1	16	16
TH-2	Terrace House 1	98	98
VC	Vertical Cluster	15	270
CL	Cluster Houses	2	12
CL-CC	Cluster Houses - Close Coupled	1	6
H1	Square House	42	42
H2	Slider House	3	3
H3-2	Courtyard House	41	41
H3-1	Courtyard House	49	49
H4-2	Stand Alone House 2	1	1
HSD	Semi Detached House	90	90
Grand total		358	628

**TOTAL UNIT NUMBER: 1**  
**RATIO: 1 %**



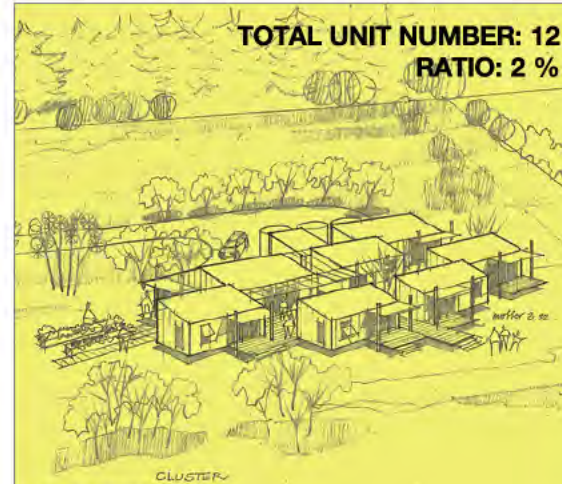
**H4 STAND ALONE HOUSE**  
2 BEDROOM  
56m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 90**  
**RATIO: 14 %**



**HSD SEMI DETACHED HOUSES**  
3 BEDROOM  
96m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 12**  
**RATIO: 2 %**



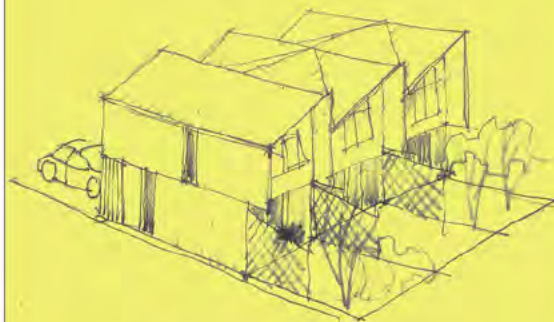
**CL CLUSTER HOUSE**  
6 RESIDENTIAL UNITS + SHARED COMMUNAL SPACE  
30m<sup>2</sup> UNITS

**TOTAL UNIT NUMBER: 6**  
**RATIO: 1 %**



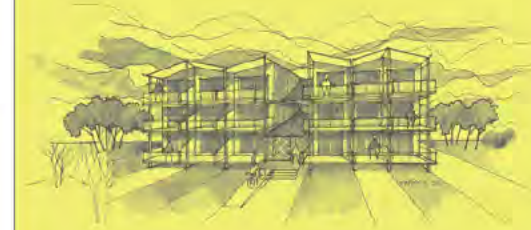
**CL-CC CLOSE COUPLED CLUSTER HOUSE**  
6 RESIDENTIAL UNITS + SHARED COMMUNAL SPACE  
44m<sup>2</sup> UNITS

**TOTAL UNIT NUMBER: 114**  
**RATIO: 18 %**



**TH TERRACE HOUSE**  
2 BEDROOM  
85m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 270**  
**RATIO: 43 %**



**VC VERTICAL CLUSTER HOUSE**  
1 BEDROOM | 2 BEDROOM  
41m<sup>2</sup> + DECK | 53m<sup>2</sup> + DECK



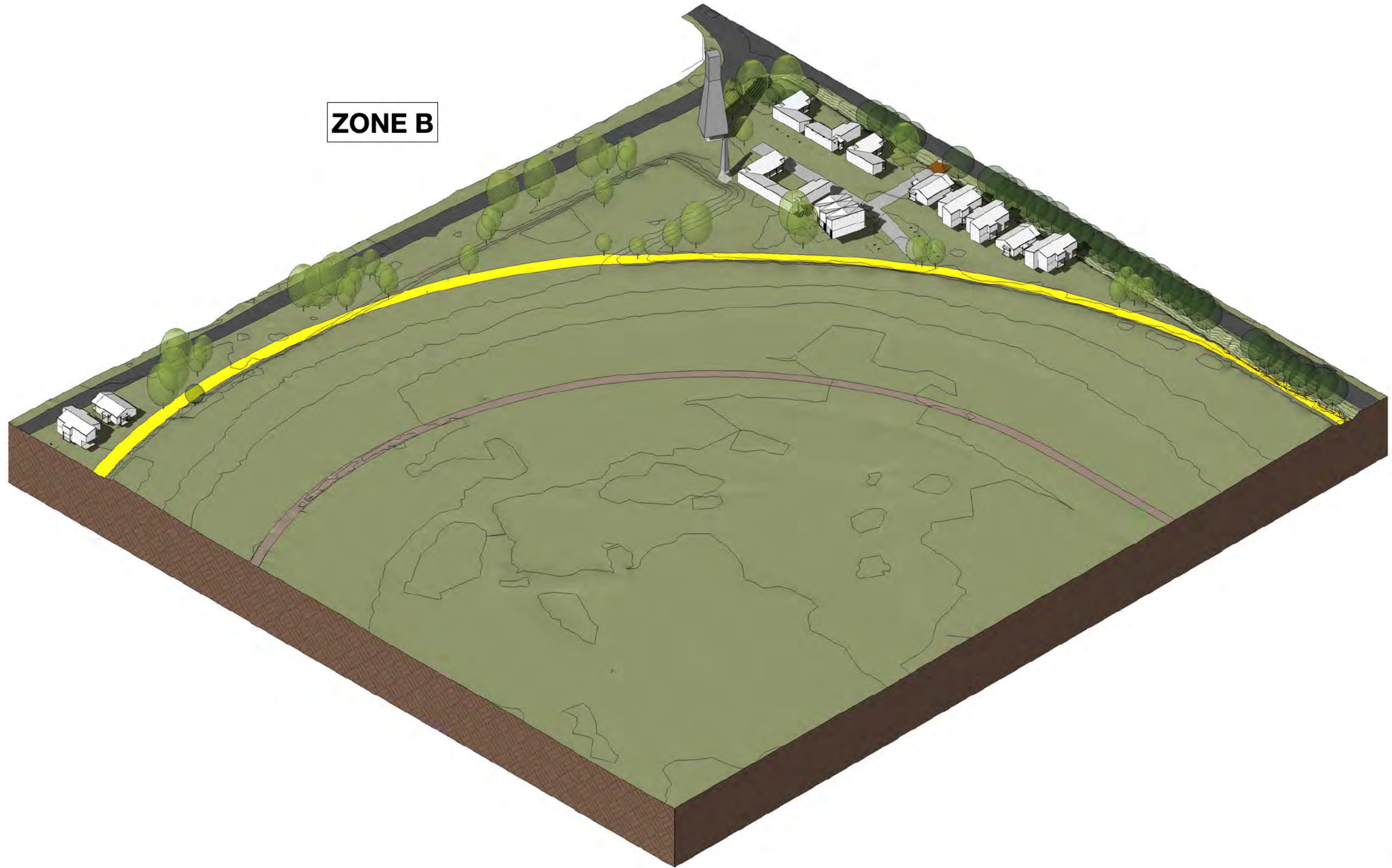


**ZONE A**

1 Zone A Axo  
A1:

**OPTION A**





**OPTION A**



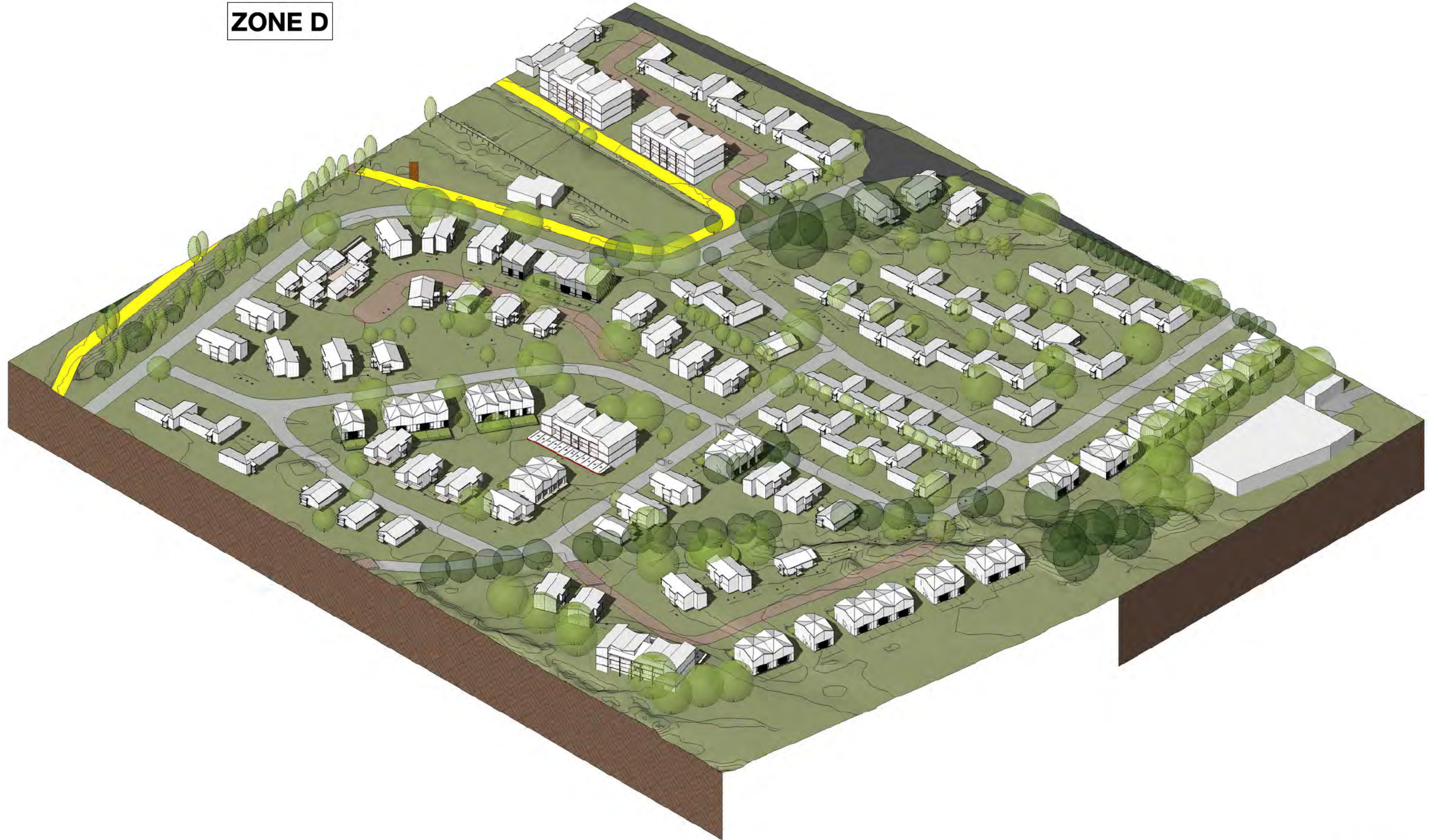


**ZONE C**

**OPTION A**

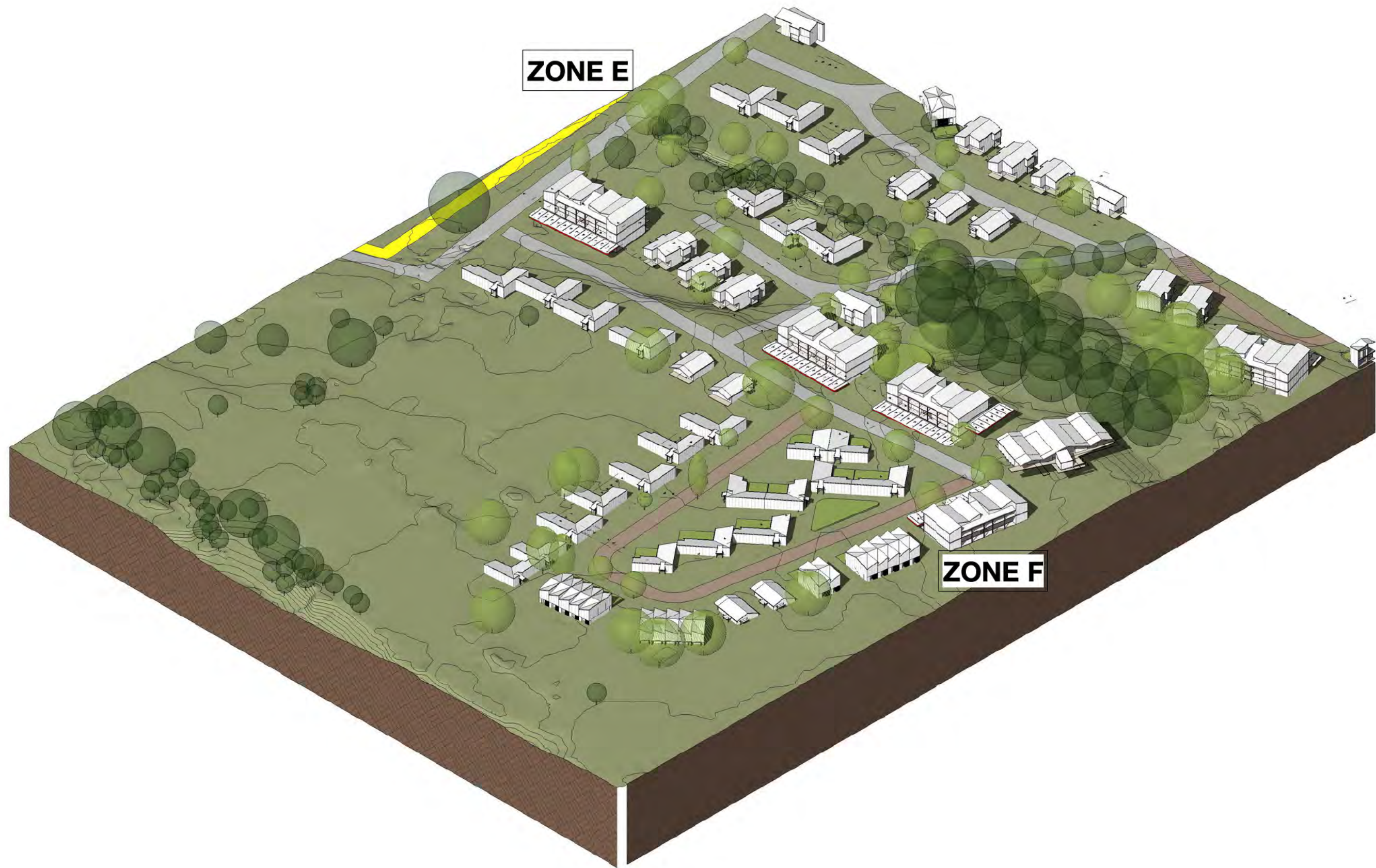


# ZONE D



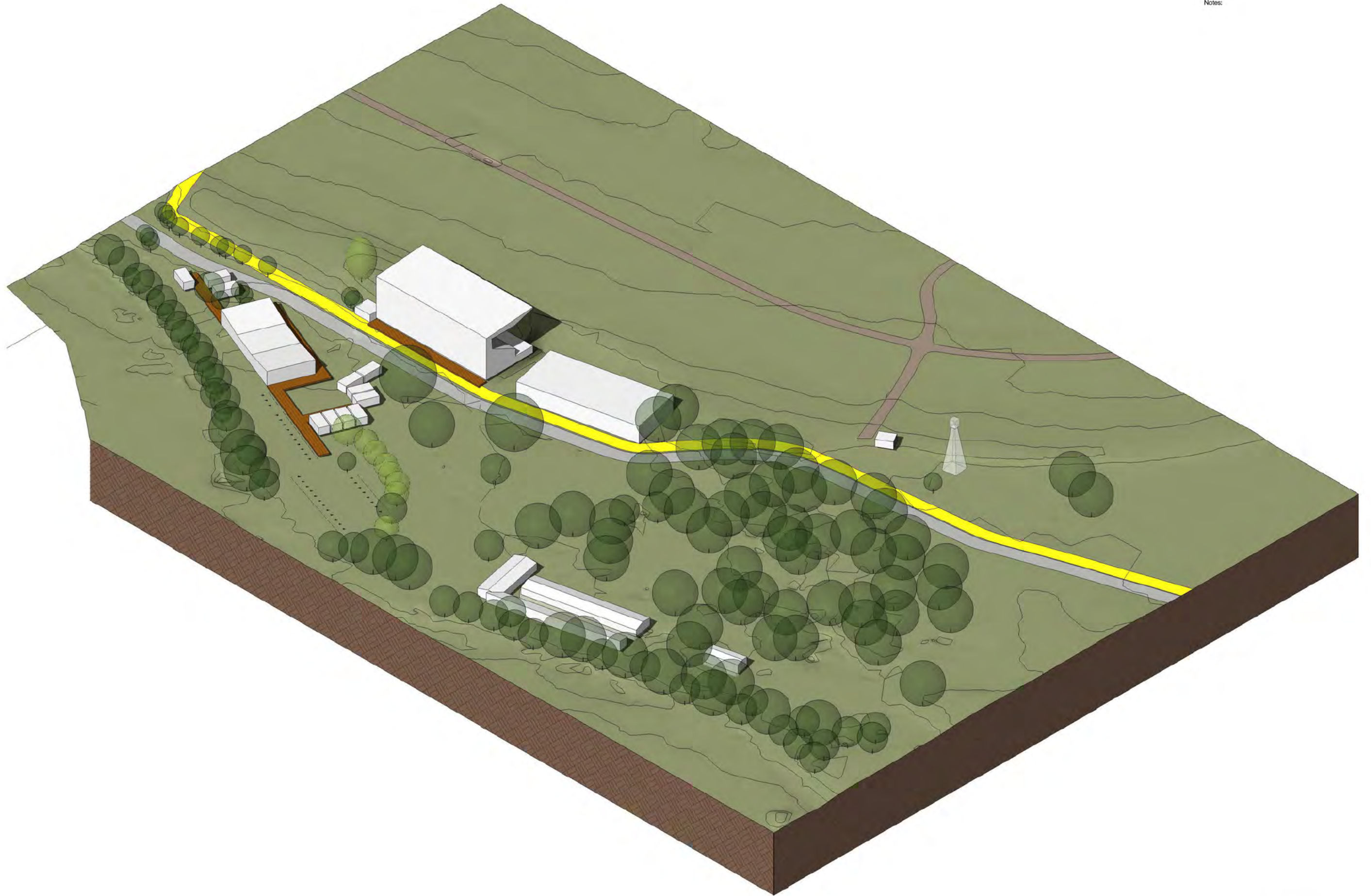
## OPTION A





**OPTION A**





## OPTION A





## OPTION A

























# OTAKI RACECOURSE MASTERPLAN - OPTION B





- Notes:
1. Location of existing structures and drainage to be verified by survey.
  2. All information based from Survey and CCTV.
  3. Existing in-ground services are indicative from survey and/or GIS and need to be confirmed on site prior to construction.
  4. All drainage to comply with the NZBC G13 / AS1 and AS / NZS 3500.2, plus Local Authority.
  5. Drainlayer contractor is to confirm all locations of existing manholes / sewer and stormwater connections prior to undertaking work. Provide Council with an asbuilt drainage plan when complete.

- SITE - EXISTING
- Property Boundary
  - Zone Divisions
  - Existing Racecourse Fence
  - Existing Sewer Pipe with 1:100 Gradient Fall
  - Existing Stormwater Pipe with 1:100 Gradient Fall
  - Existing Water Supply
  - Existing Stream / Embankment
  - Existing Road
  - Existing Buildings
  - Existing
  - Existing Trees

1 Site - Existing  
A1: 1:2000



OPTION B



Notes:

SITE - PROPOSED

- Property Boundary
- Existing Racecourse Fence
- Existing Stream / Embankment
- 5m Setback Zone from Stream
- Proposed Primary Road
- Proposed Secondary Road
- Proposed Driveways / Permeable Parking
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens



1 Site  
A1-02 A1: 1:2000

**OPTION B**









1  
Site Plan - Zone B  
A1: 1:500  
**OPTION B**



# ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
	Proposed Footpath
	Proposed Rain Garden / Green Armenty
	Proposed Pedestrian / Cycle Path
	Proposed Parking Space

# ZONE

	Property Boundary
	Existing Racecourse Fence
	Existing Sewer Pipe with 1:100 Gradient Fall
	Existing Stormwater Pipe with 1:100 Gradient Fall
	Existing Water Supply
	Proposed Pause / Play Area
	Proposed Public Parks
	Existing Trees
	Proposed Trees
	Proposed Orchard
	Proposed Vegetable Gardens
	Existing Manhole

# Notes:

# UNIT TYPES

H1	Square House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
H2	Slider House ( Single Storey ): 2 Bedroom 64m <sup>2</sup> + Deck
H3	Courtyard ( Single Storey ): 2 Bedroom 88m <sup>2</sup> , 3 Bedroom 104m <sup>2</sup>
H4	Stand-Alone House ( Single Storey ): 2 Bedroom 54m <sup>2</sup> + Deck
HSD	Semi-Detached House ( Two Storey ): 3 Bedroom 100m <sup>2</sup>
TH	Terrace House ( Two Storey ): 2 Bedroom 54m <sup>2</sup> + Deck
VC	Vertical Cluster ( Three Storey ): 1 Bedroom 41m <sup>2</sup> + Deck 2 Bedroom 53m <sup>2</sup> + Deck
CL	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space



OPTION B



Notes:

UNIT TYPES

H1	Square House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m <sup>2</sup> + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m <sup>2</sup> , 3 Bedroom 104m <sup>2</sup>
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m <sup>2</sup> + Deck
HSD	Semi-Detached House (Two Storey): 3 Bedroom 100m <sup>2</sup>
TH	Terrace House (Two Storey): 2 Bedroom 54m <sup>2</sup> + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m <sup>2</sup> + Deck 2 Bedroom 53m <sup>2</sup> + Deck
CL	Cluster Housing: 6 x 30m <sup>2</sup> Residential Units + Communal Space

ZONE

---	Property Boundary
---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
■	Proposed Pause / Play Area
■	Proposed Public Parks
●	Existing Trees
●	Proposed Trees
■	Proposed Orchard
■	Proposed Vegetable Gardens
○	Existing Manhole

ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
■	Proposed Footpath
■	Proposed Rain Garden / Green Amenity
■	Proposed Pedestrian / Cycle Path
■	Proposed Parking Space



1 Site Plan - Zone D1  
At: 1:500

OPTION B





Notes:

**UNIT TYPES**

- H1** Square House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H2** Slider House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H3** Courtyard (Single Storey):  
2 Bedroom 88m<sup>2</sup>, 3 Bedroom 104m<sup>2</sup>
- H4** Stand-Alone House (Single Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- HSD** Semi-Detached House (Two Storey):  
3 Bedroom 100m<sup>2</sup>
- TH** Terrace House (Two Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- VC** Vertical Cluster (Three Storey):  
1 Bedroom 41m<sup>2</sup> + Deck  
2 Bedroom 53m<sup>2</sup> + Deck
- CL** Cluster Housing:  
6 x 30m<sup>2</sup> Residential Units + Communal Space

**ZONE**

- Property Boundary
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens
- MH Existing Manhole

**ZONE ROADING**

- Proposed Primary Road
- Proposed Connecting Road
- Proposed Shared Lane
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space

1 Site Plan - Zone D2  
A1: 1:500





Notes:

#### UNIT TYPES

- H1 Square House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H2 Slider House (Single Storey):  
2 Bedroom 64m<sup>2</sup> + Deck
- H3 Courtyard (Single Storey):  
2 Bedroom 88m<sup>2</sup>, 3 Bedroom 104m<sup>2</sup>
- H4 Stand-Alone House (Single Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- HSD Semi-Detached House (Two Storey):  
3 Bedroom 100m<sup>2</sup>
- TH Terrace House (Two Storey):  
2 Bedroom 54m<sup>2</sup> + Deck
- VC Vertical Cluster (Three Storey):  
1 Bedroom 41m<sup>2</sup> + Deck  
2 Bedroom 53m<sup>2</sup> + Deck
- CL Cluster Housing:  
6 x 30m<sup>2</sup> Residential Units + Communal Space

#### ZONE

- Property Boundary
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens
- Existing Manhole

#### ZONE ROADING

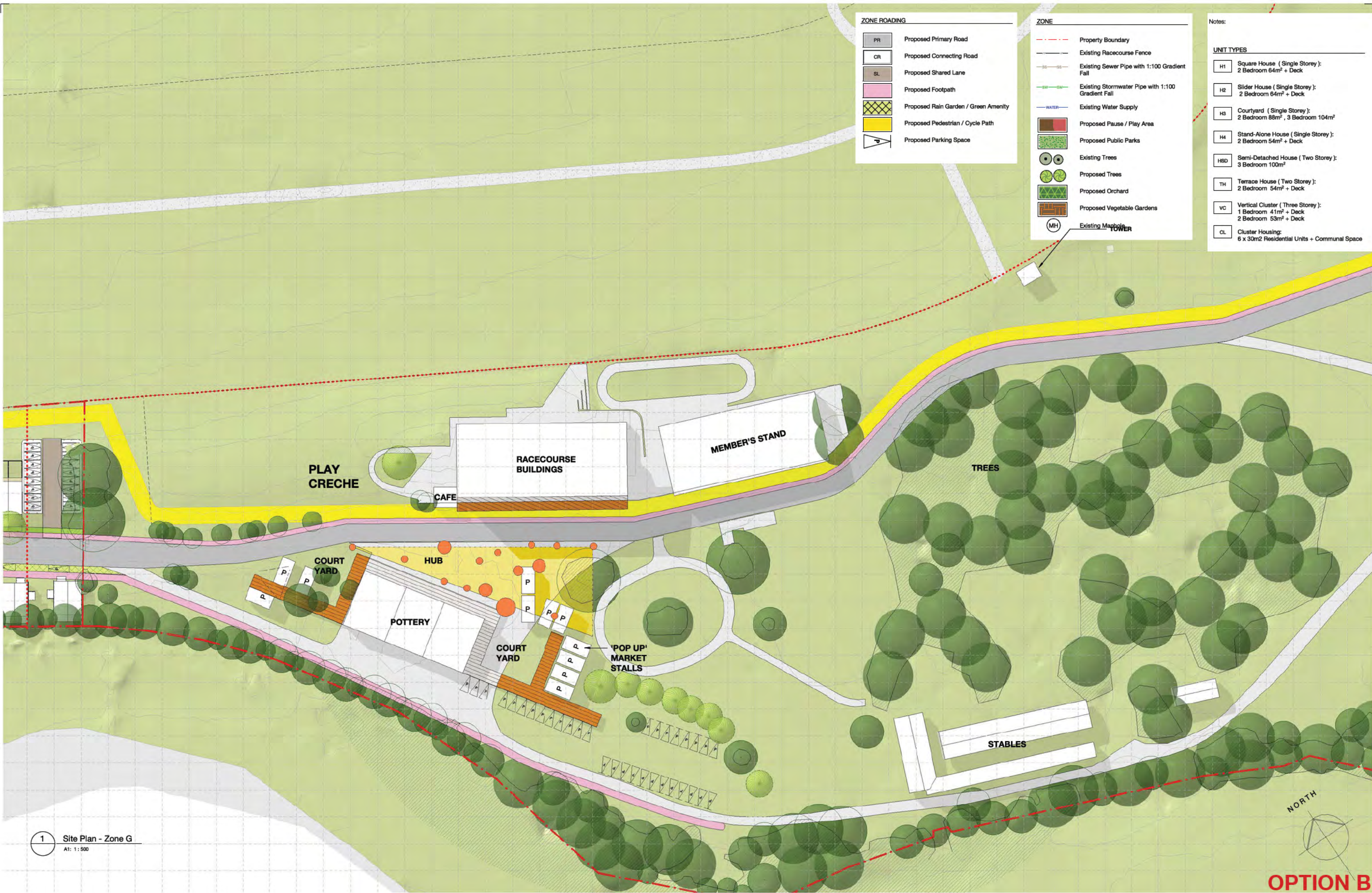
- Proposed Primary Road
- Proposed Connecting Road
- Proposed Shared Lane
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space

NORTH

1 Site Plan - Zone E/F  
A1: 1:500

**OPTION B**



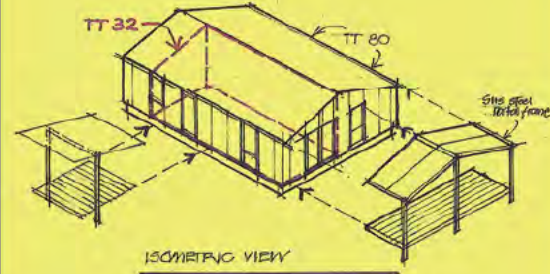


1 Site Plan - Zone G  
A1: 1:500

OPTION B



**TOTAL UNIT NUMBER: 42**  
**RATIO: 9 %**



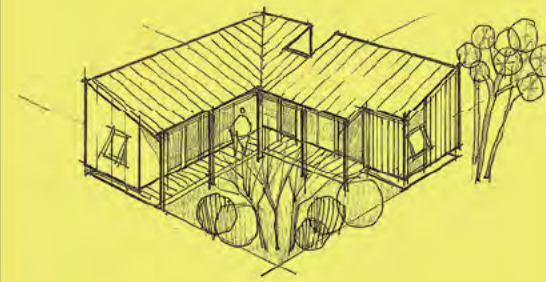
**H1 SQUARE HOUSE**  
2 BEDROOM  
80m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 3**  
**RATIO: <1 %**



**H2 SLIDER HOUSE**  
2 BEDROOM  
84m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 49(2B) + 41(3B)**  
**RATIO: 20 %**



**H3 COURTYARD HOUSE**  
2 BEDROOM | 3 BEDROOM  
82m<sup>2</sup> + DECK | 98m<sup>2</sup> + DECK

### UNIT TYPE SCHEDULE

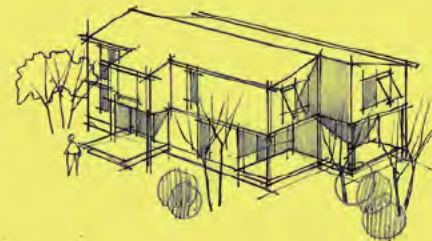
Building Type	Building Type Name	Count	No. Units
TH-1	Terrace House 1	95	95
TH-2	Terrace House 1	117	117
CL	Cluster Houses	2	12
CL-CC	Cluster Houses - Close Coupled	1	6
H1	Square House	42	42
H2	Slider House	3	3
H3-2	Courtyard House	41	41
H3-1	Courtyard House	49	49
H4-2	Stand Alone House	1	1
HSD	Semi Detached House	90	90
Grand total		441	456

**TOTAL UNIT NUMBER: 1**  
**RATIO: <1 %**



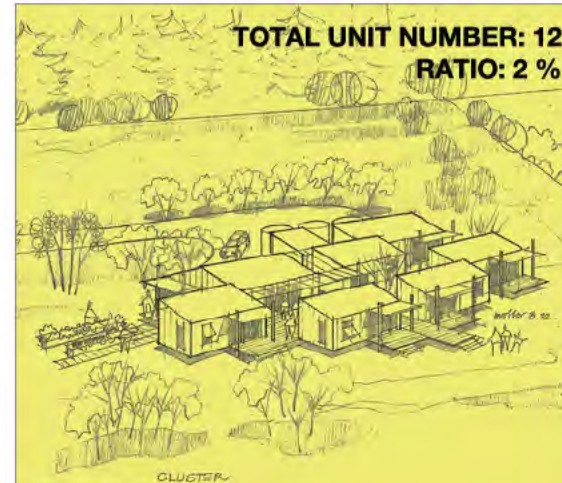
**H4 STAND ALONE HOUSE**  
2 BEDROOM  
96m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 90**  
**RATIO: 20 %**



**HSD SEMI DETACHED HOUSES**  
3 BEDROOM  
96m<sup>2</sup> + DECK

**TOTAL UNIT NUMBER: 12**  
**RATIO: 2 %**



**CL CLUSTER HOUSE**  
6 RESIDENTIAL UNITS + SHARED COMMUNAL SPACE  
30m<sup>2</sup> UNITS

**TOTAL UNIT NUMBER: 6**  
**RATIO: 1 %**



**CL-CC CLOSE COUPLED CLUSTER HOUSE**  
6 RESIDENTIAL UNITS + SHARED COMMUNAL SPACE

**TOTAL UNIT NUMBER: 212**  
**RATIO: 46 %**



**TH TERRACE HOUSE**  
2 BEDROOM





# OTAKI MAORI RACECOURSE - UNIT TYPE DESIGN DEVELOPMENT

10 AUGUST 2022





HOUSE

UNIT  
TYPE

H1

2 BED

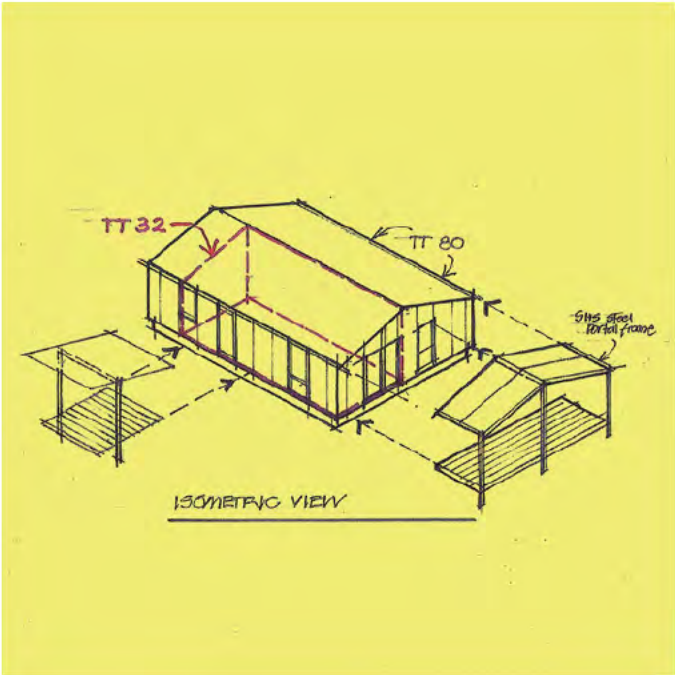




FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 80 m<sup>2</sup> + DECKS



H1

2 BED



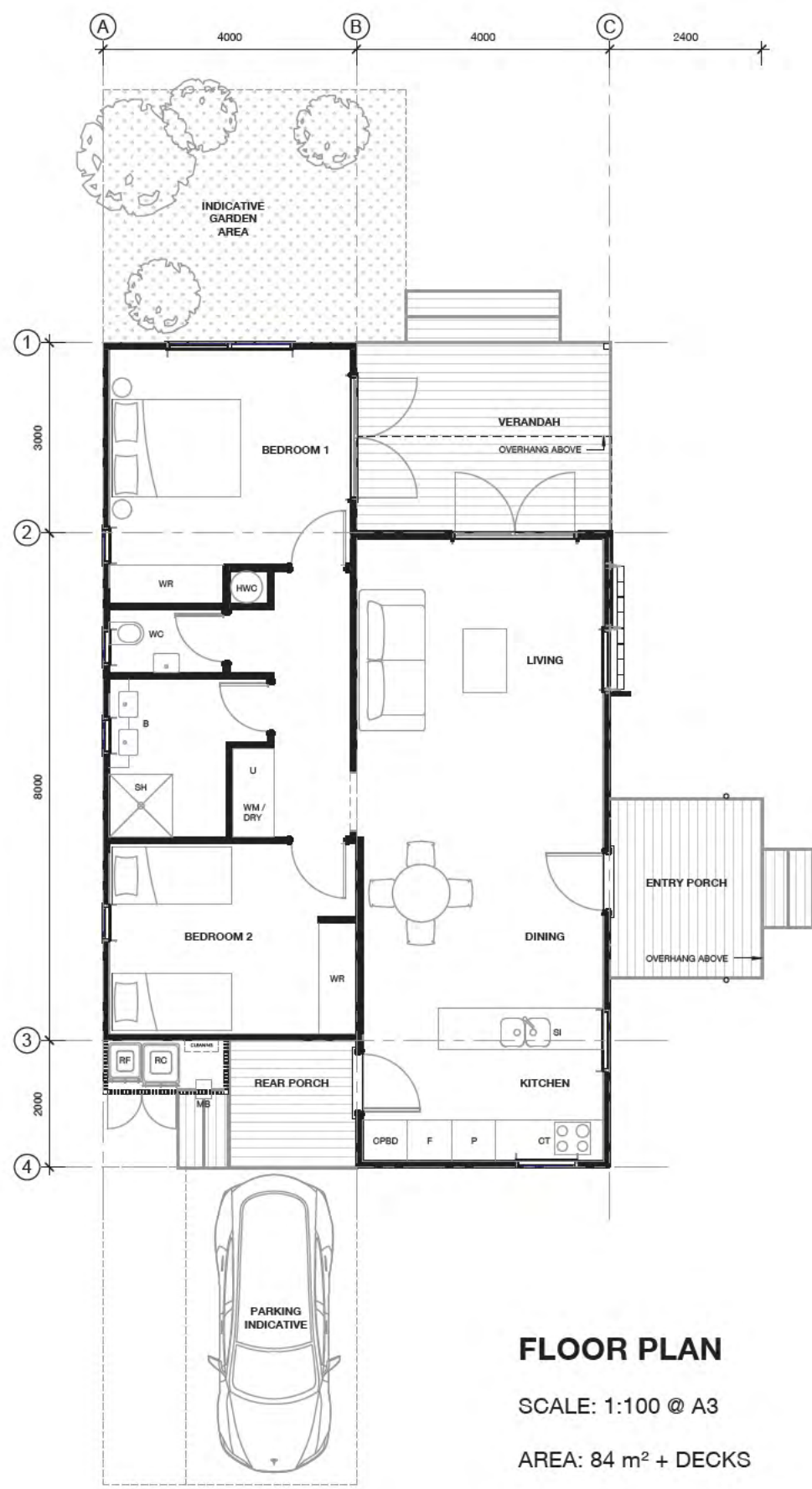
# SLIDER HOUSE

UNIT  
TYPE

## H2

2 BED

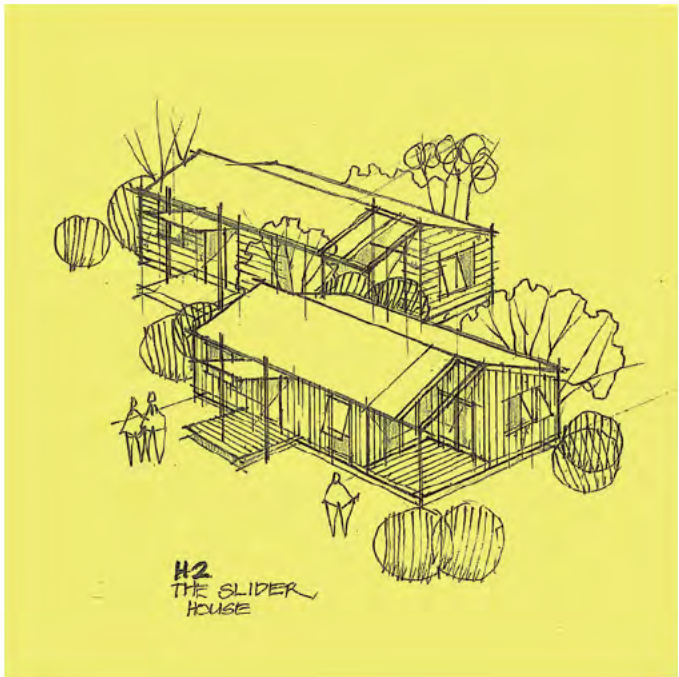




FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 84 m<sup>2</sup> + DECKS



H2

2 BED

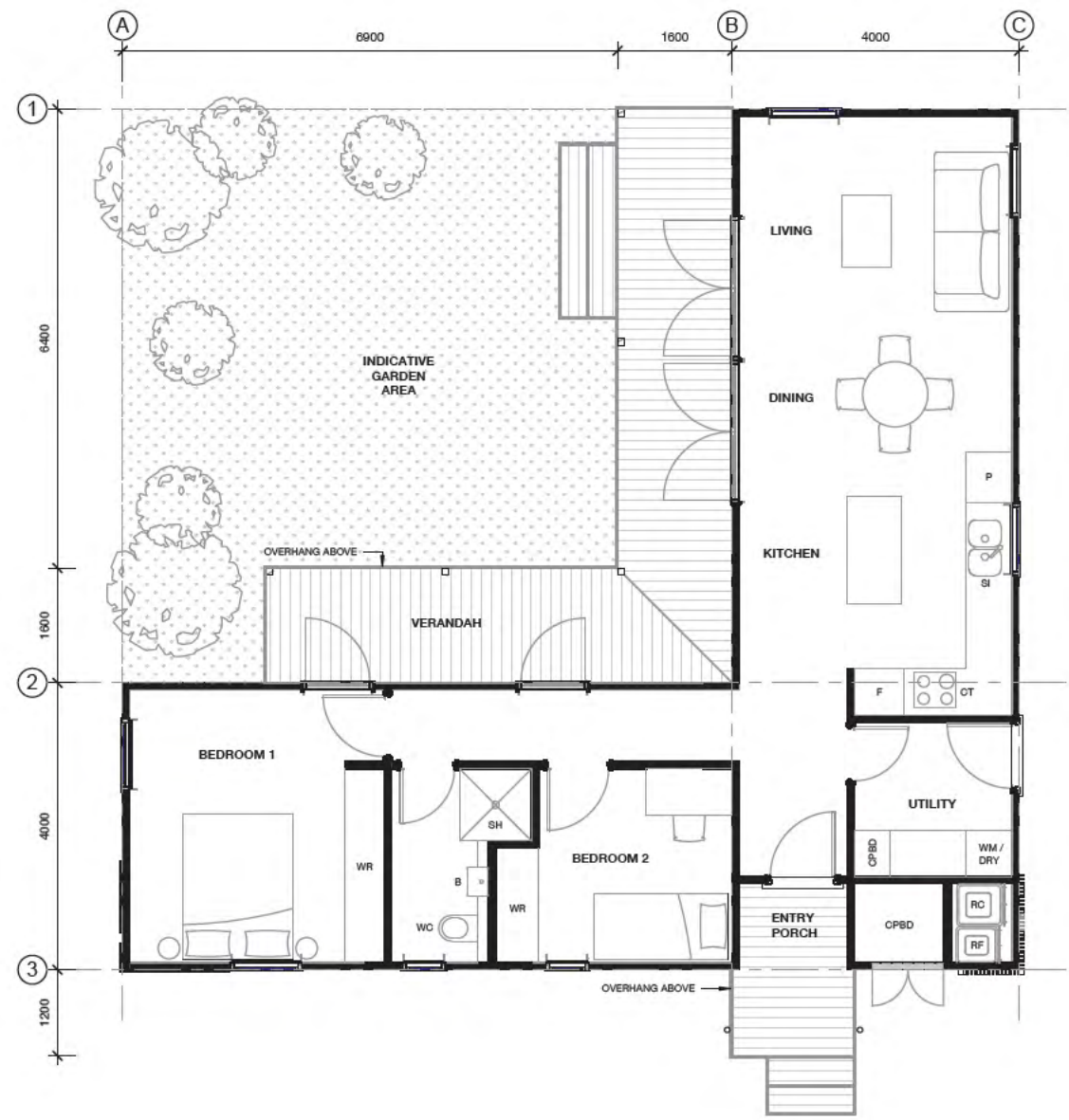




# COURTYARD HOUSE 1

UNIT  
TYPE **H3-1**  
2 BED

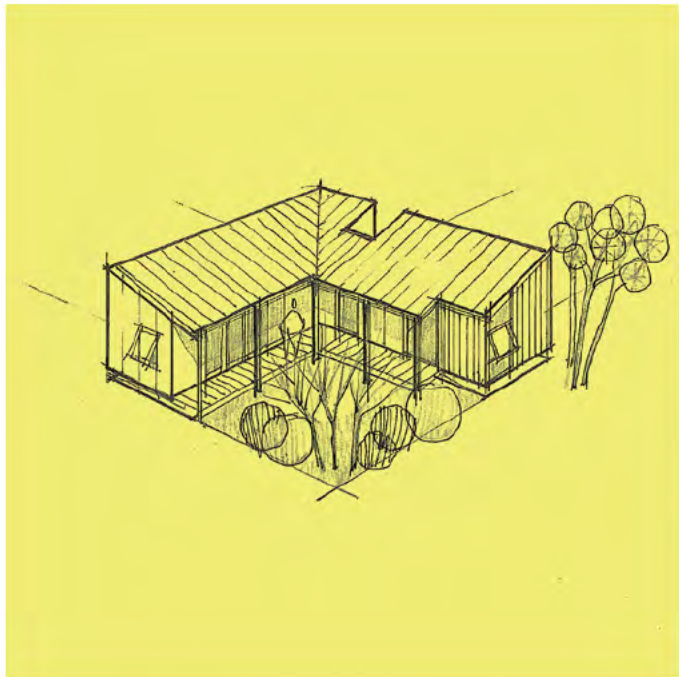




FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 82 m<sup>2</sup> + DECKS

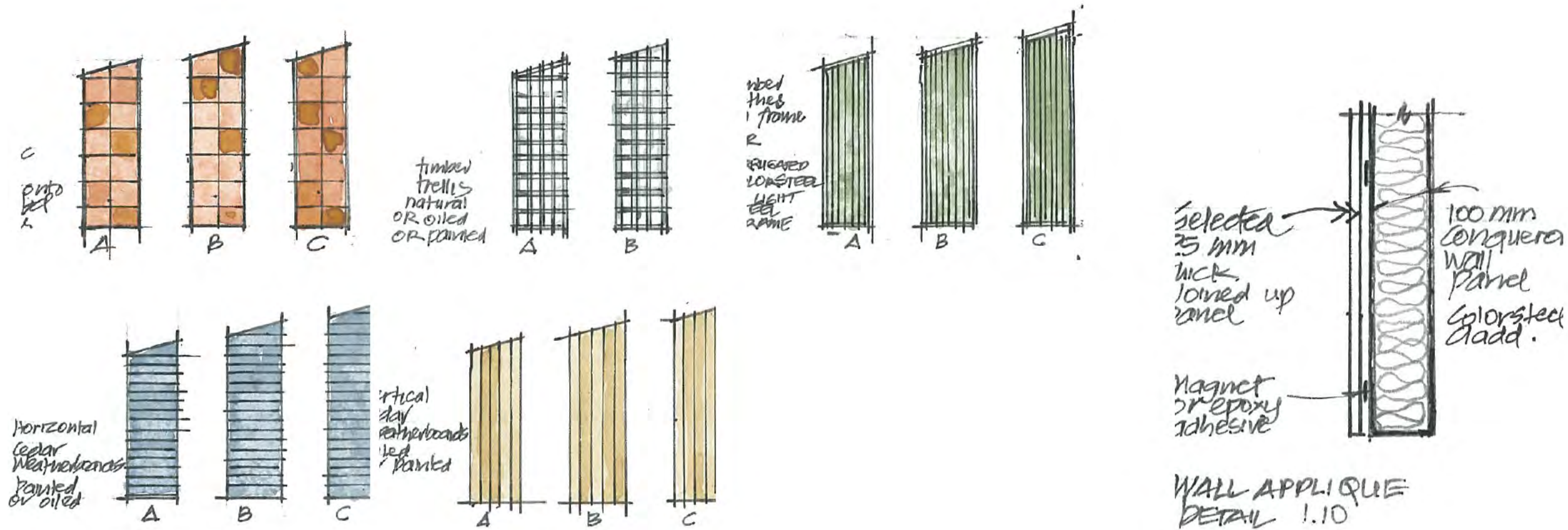
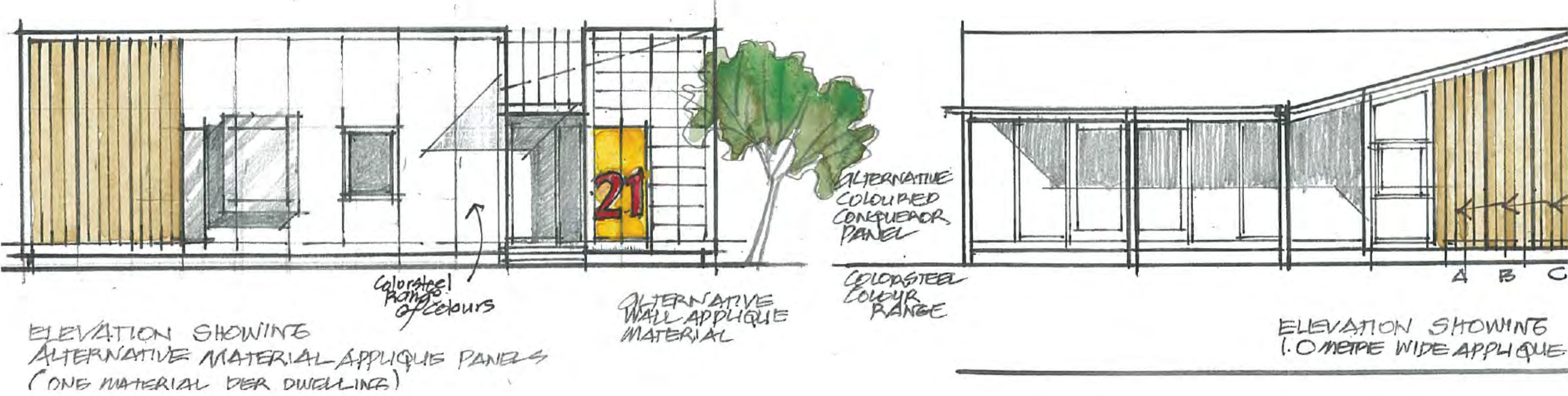


H3-1

2 BED



TYPE H3 : MATERIAL OPTIONS







# COURTYARD HOUSE 2

UNIT  
TYPE **H3-2**

3 BED





FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 98 m<sup>2</sup> + DECKS



H3-2

3 BED





# STAND ALONE HOUSE

UNIT  
TYPE

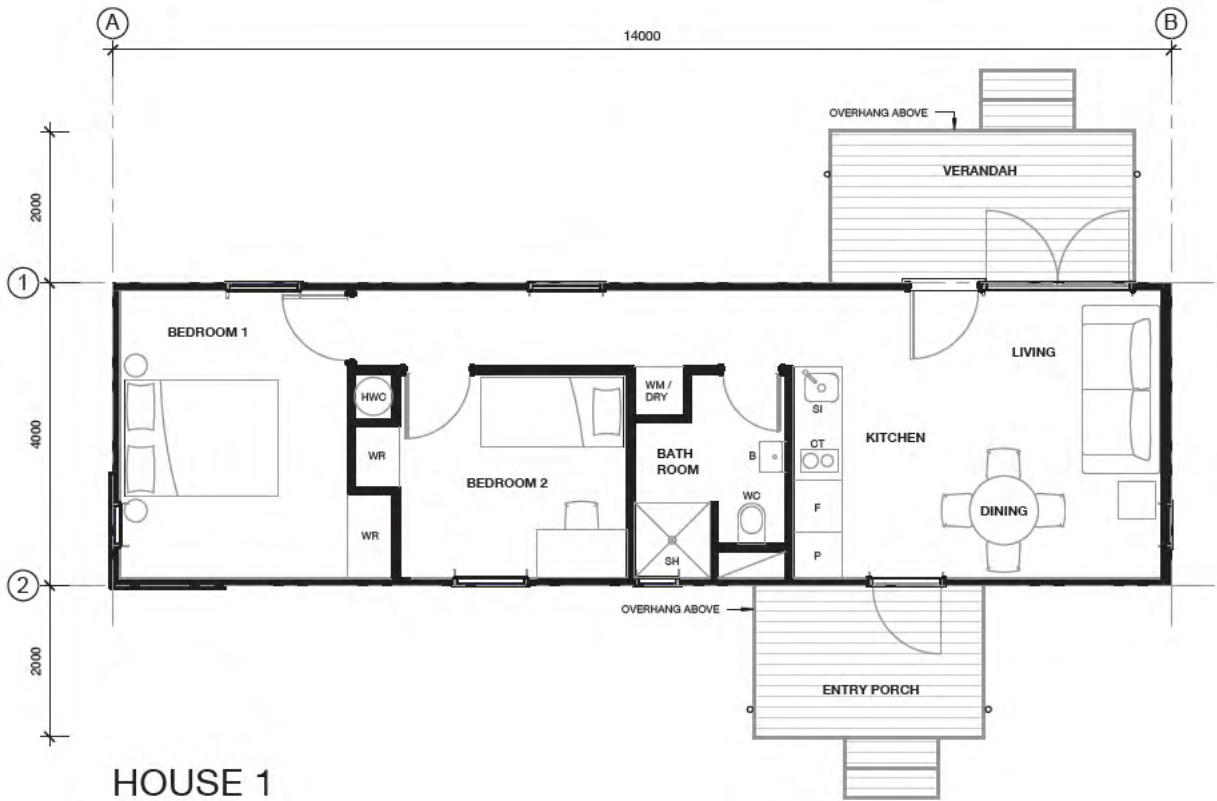
H4

2 BED

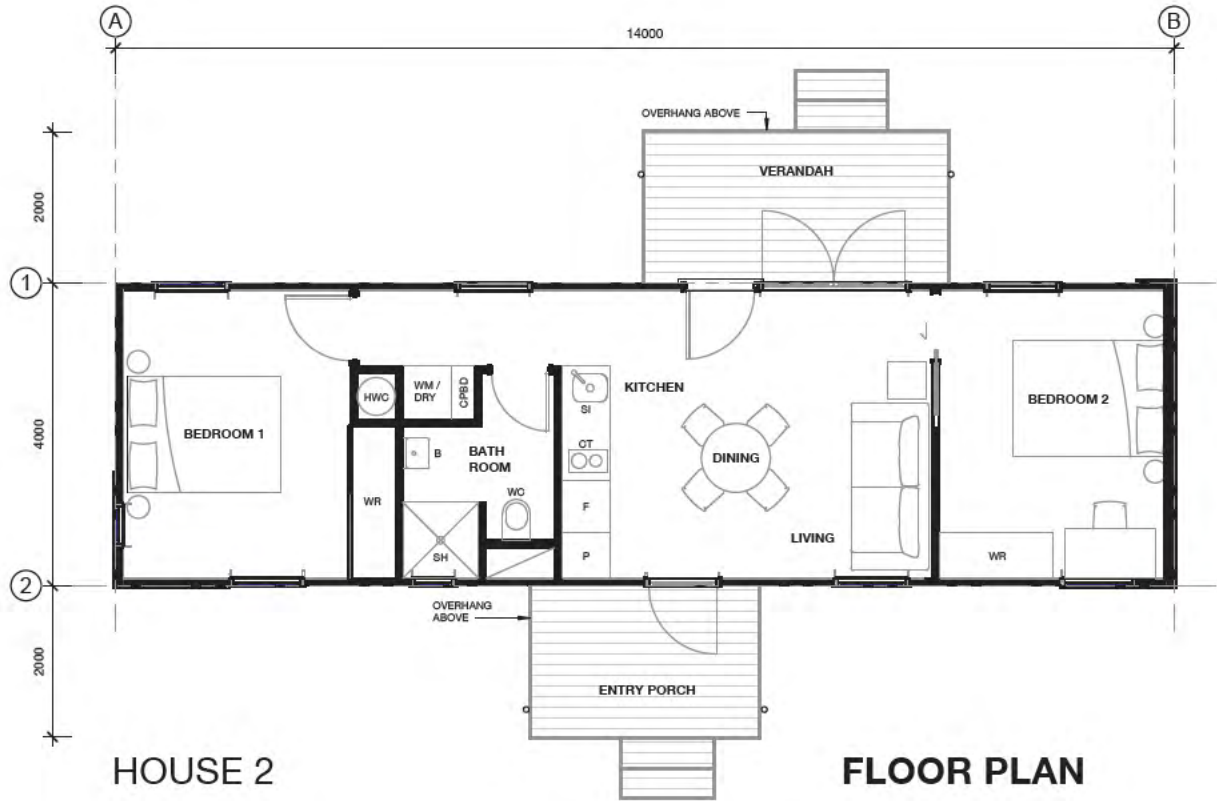


TYPE H4

STAND ALONE HOUSE



HOUSE 1



HOUSE 2

FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 56 m<sup>2</sup> UNITS + DECKS



H4

2 BED UNITS





# SEMI DETACHED HOUSE

UNIT  
TYPE

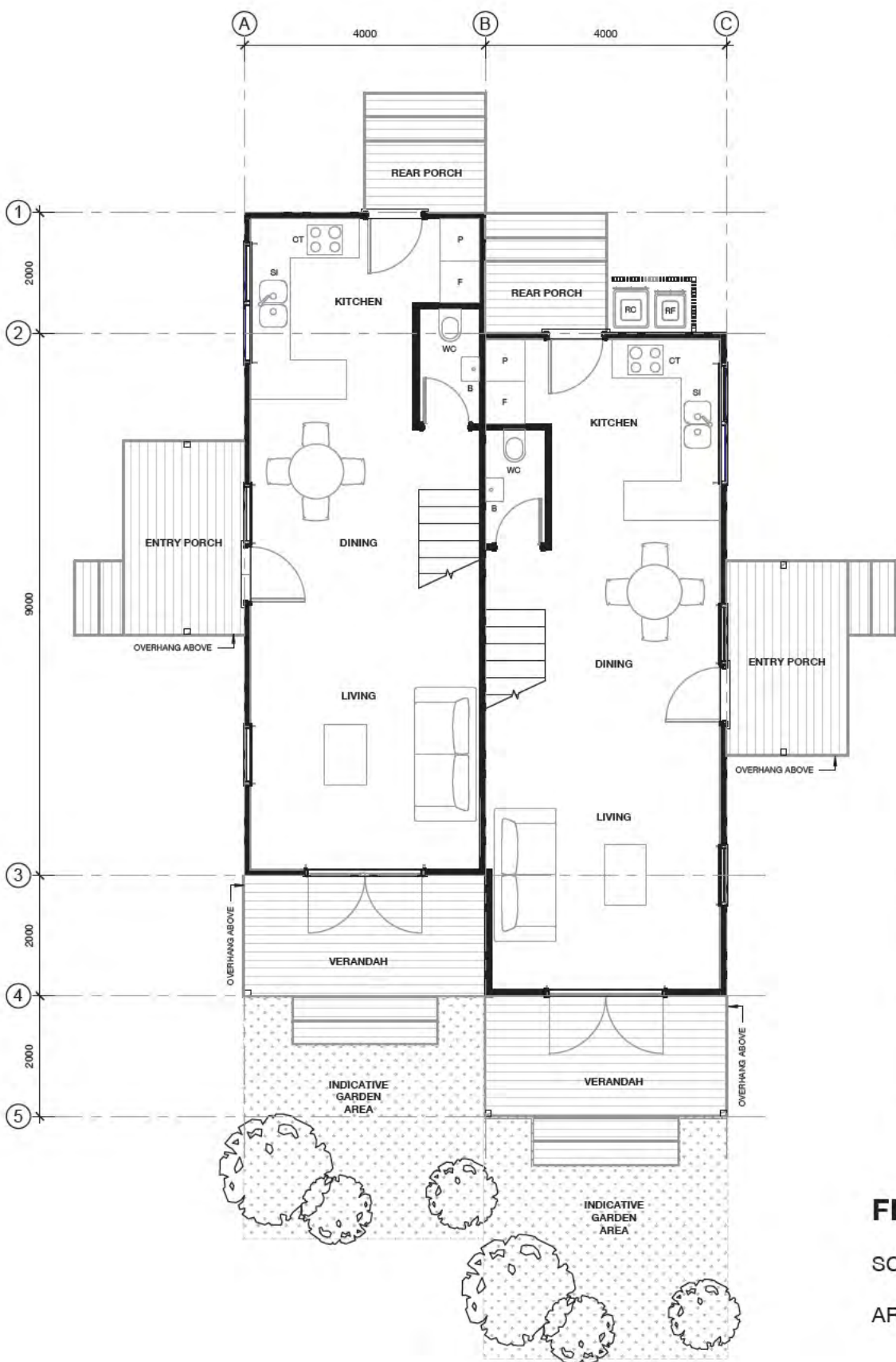
**HSD**

3 BED UNITS



TYPE HSD

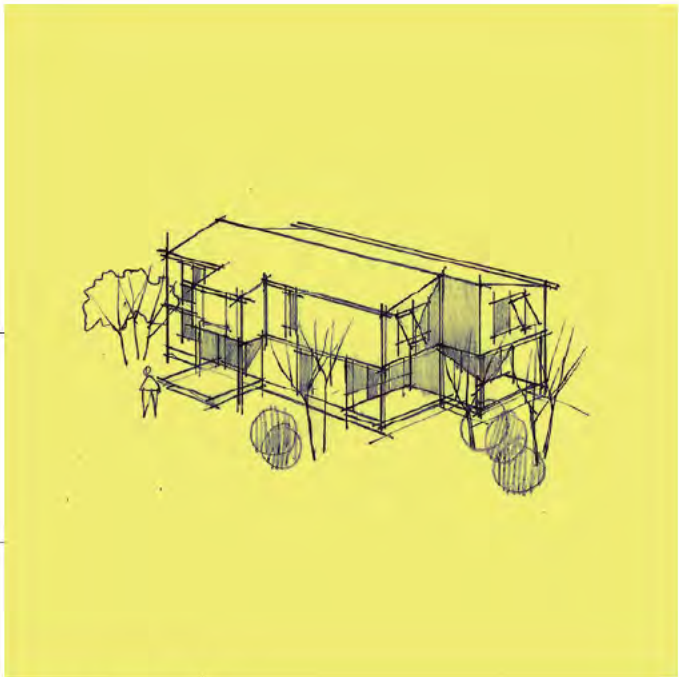
SEMI DETACHED HOUSE



FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 96 m<sup>2</sup> + DECKS



HSD

3 BED UNITS



# TERRACE HOUSE 1

UNIT  
TYPE **TH-1**  
2 BED UNITS



TYPE TH-1

TERRACE HOUSE 1



TH-1

2 BED



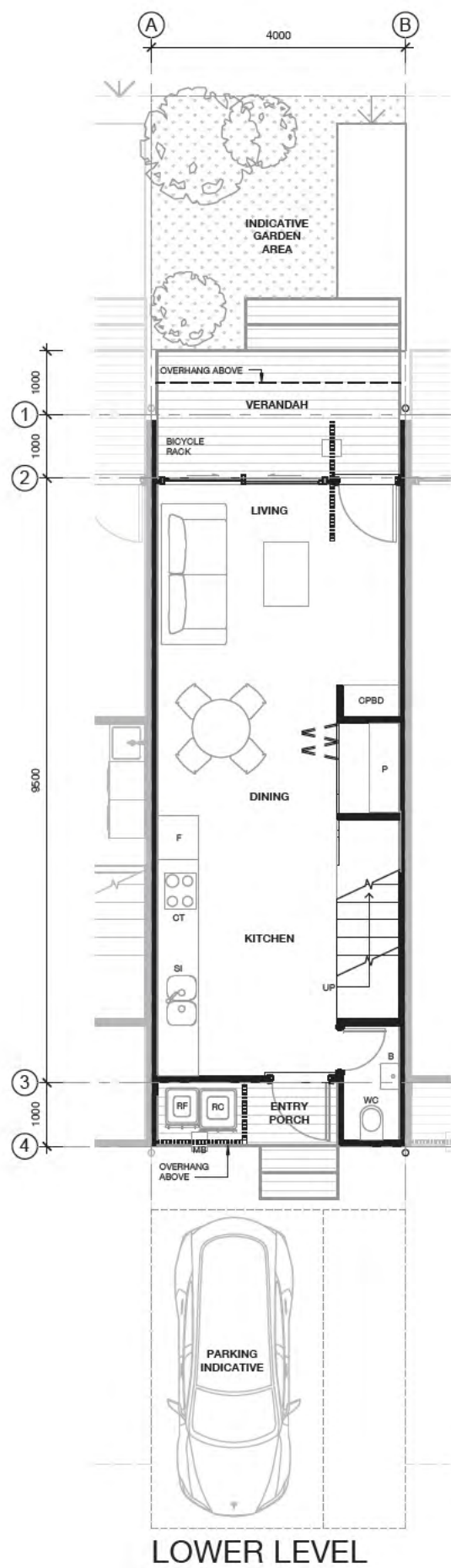
# TERRACE HOUSE 2

UNIT  
TYPE **TH-2**  
2 BED UNITS



TYPE TH-2

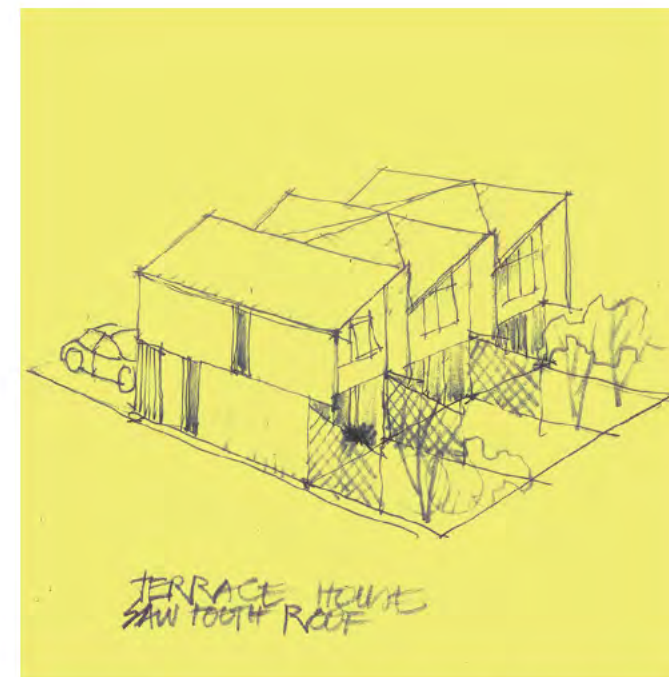
TERRACE HOUSE 2



FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 85 m<sup>2</sup> + DECKS



TH-2

2 BED





# VERTICAL CLUSTER

UNIT  
TYPE      **VC**  
1 BED & 2 BED UNITS





FLOOR PLAN

SCALE: 1:200 @ A3

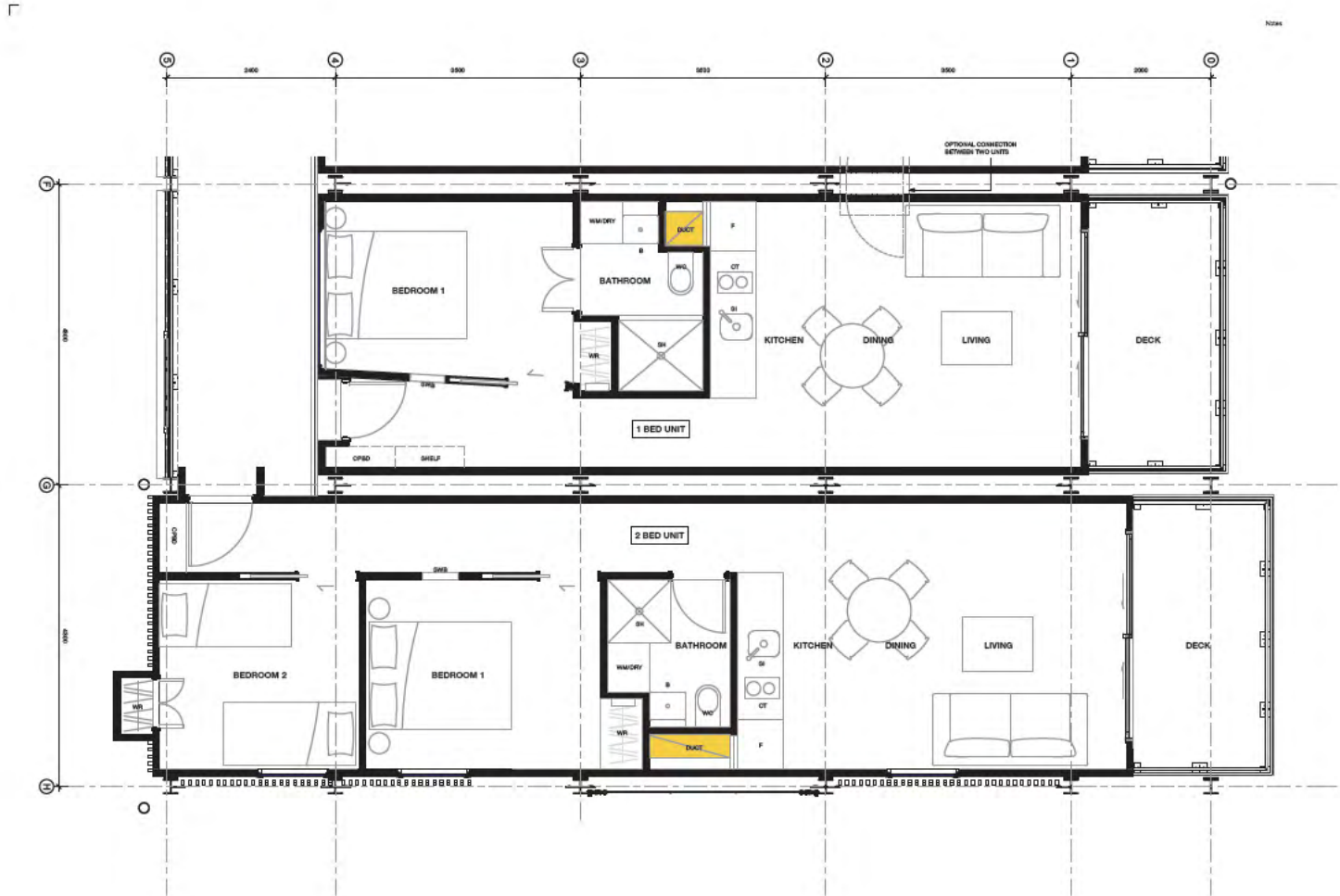


VC

1 & 2 BED UNITS



TYPE VC : VERTICAL CLUSTER



FLOOR PLAN

SCALE: 1:100 @ A3



VC

1 & 2 BED UNITS



TYPE VC : VERTICAL CLUSTER



VERTICAL CLUSTER  
BOHE VOLUMETRIC RESIDENTIAL UNITS  
factory produced housing  
WITHIN A STRUCTURAL SPACE FRAME  
18 UNITS + SHARED SPACES, DECKS & VERANDAS  
THE WELLINGTON COMPANY

SHARON DE BONO



VERTICAL CLUSTER  
NORTH SIDE  
Moffet 11.5.22  
REVISED 29.5.22

G.DPD 15



VC

1 & 2 BED UNITS





# CLUSTER HOUSE

UNIT  
TYPE

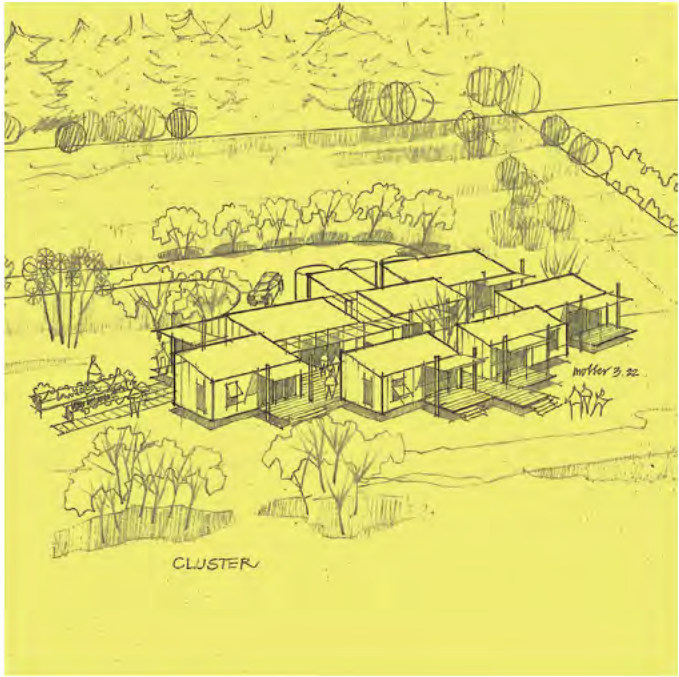
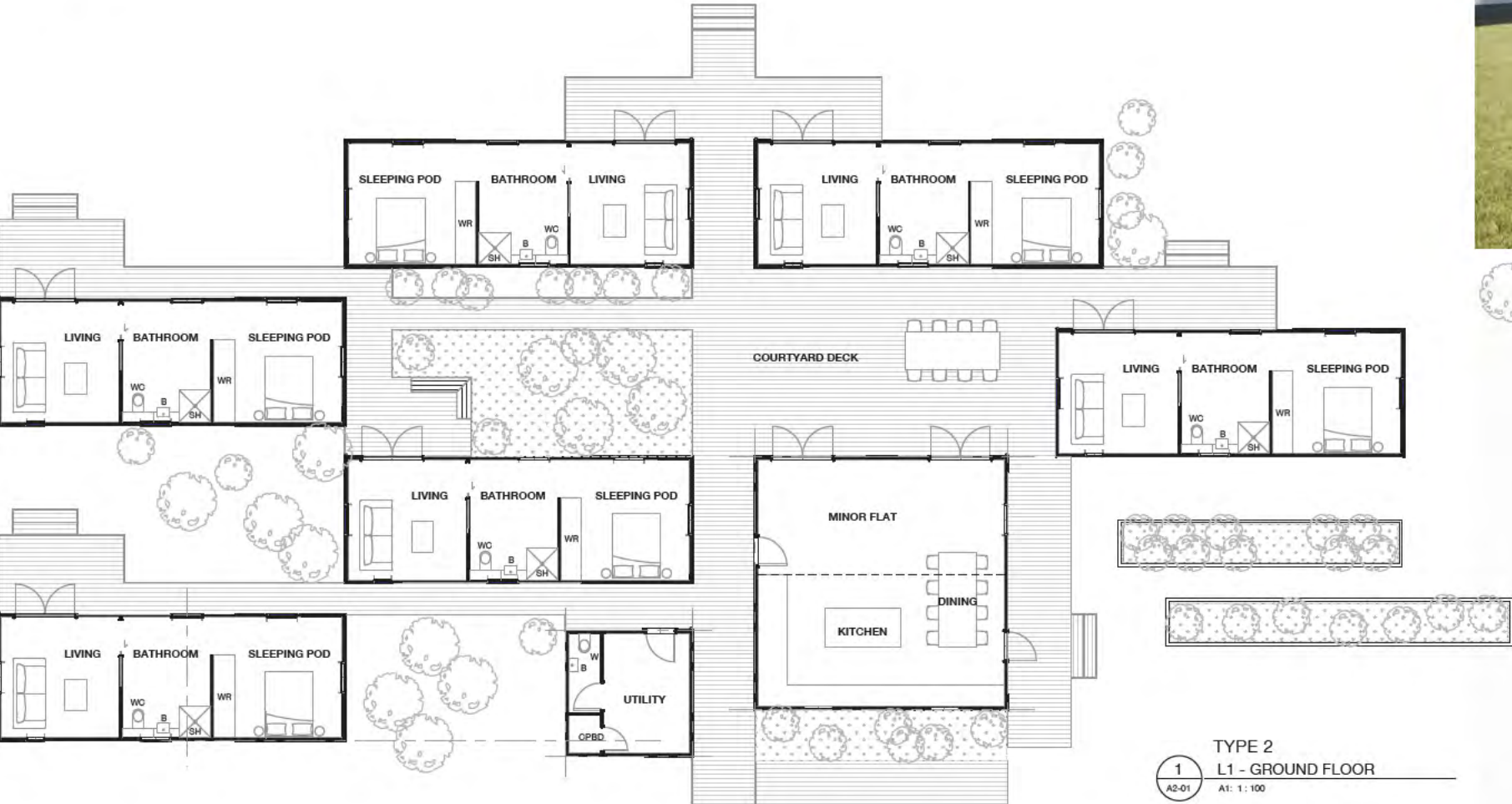
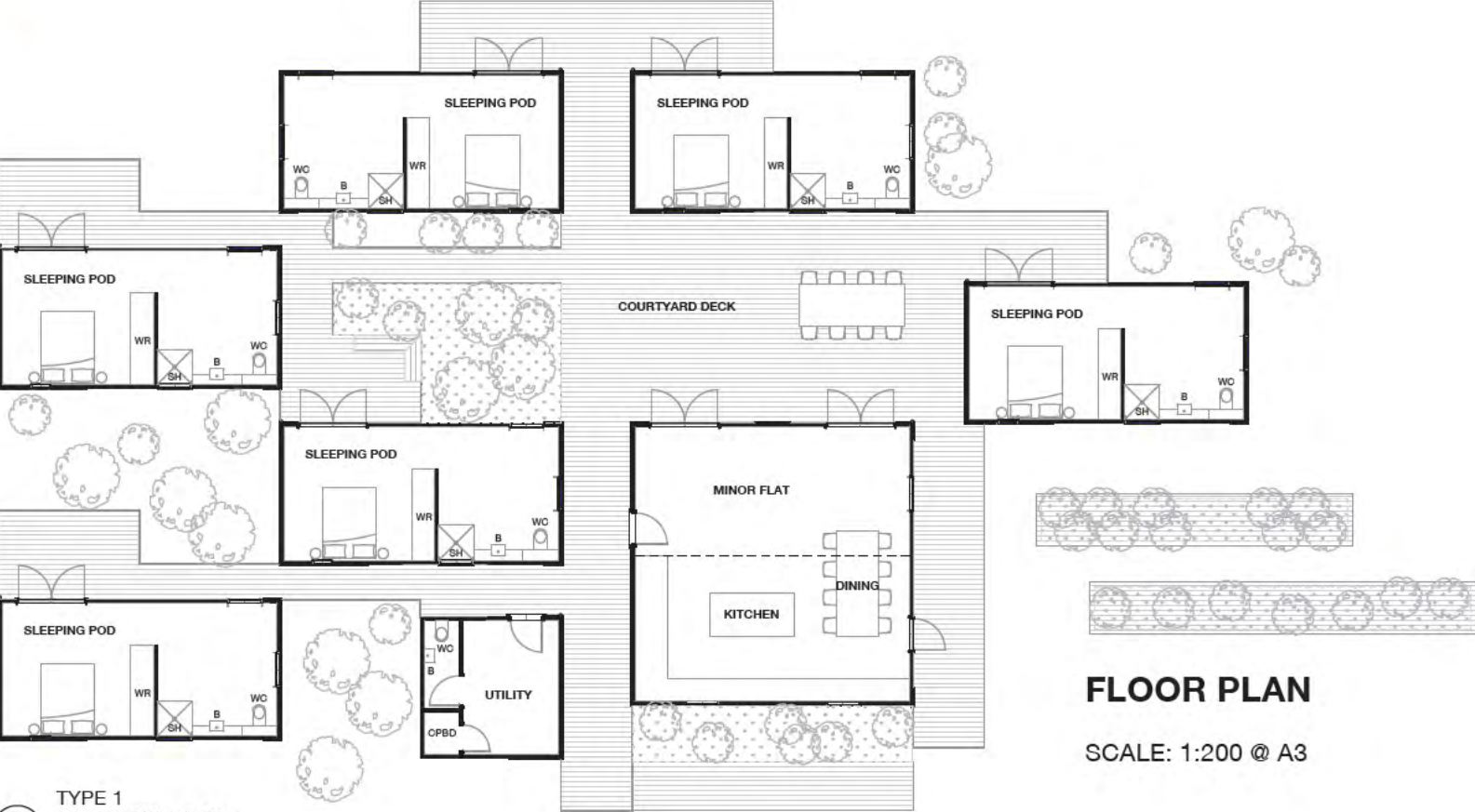
**CL**

1 BED UNITS



TYPE CL

CLUSTER HOUSE



CL

1 BED UNITS





CL

1 BED UNITS

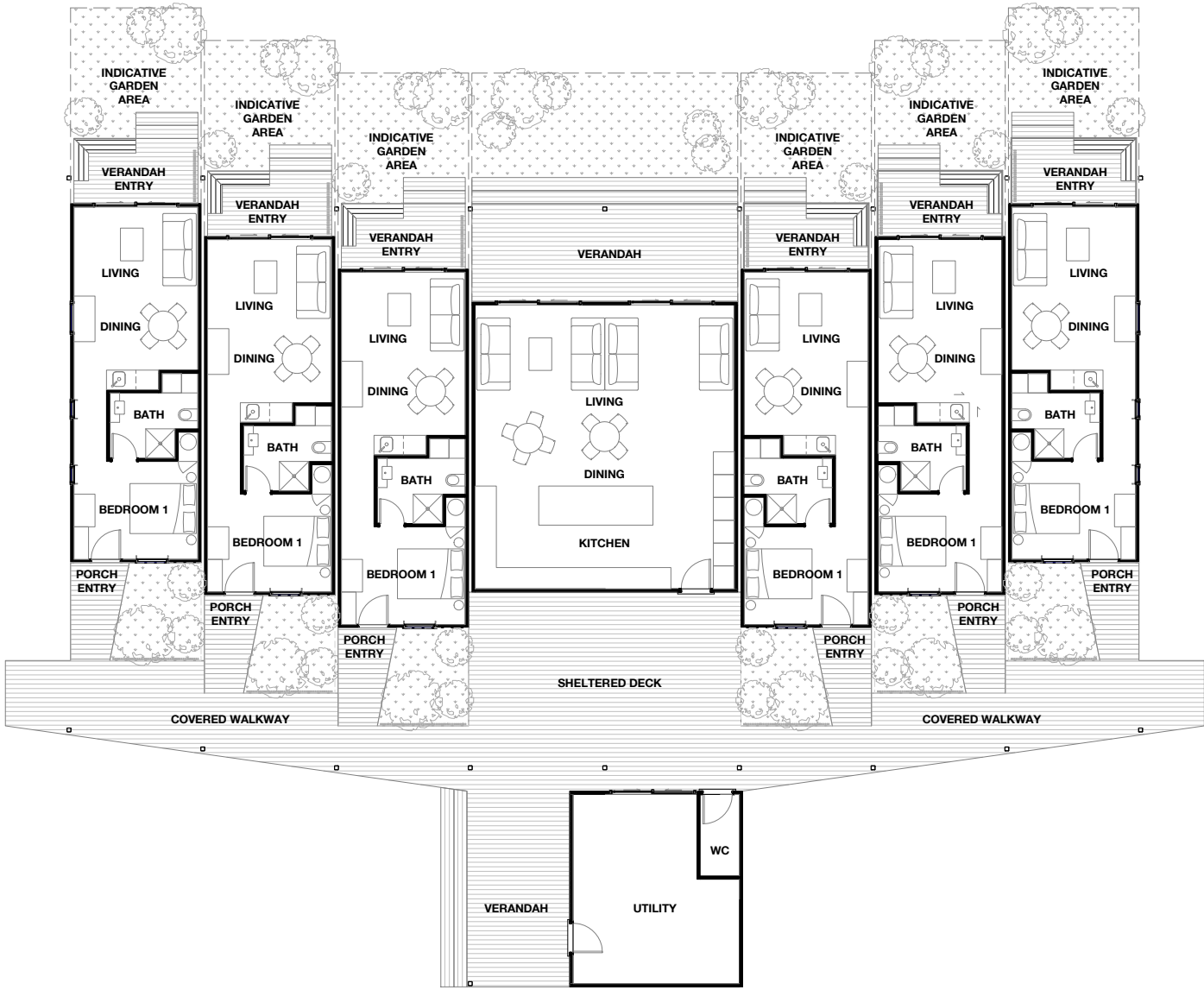




# CLUSTER HOUSE

UNIT  
TYPE **CL**  
1 BED UNITS





1 L1 - GROUND FLOOR  
A2-01 A1: 1:100

FLOOR PLAN

SCALE: 1:200 @ A3



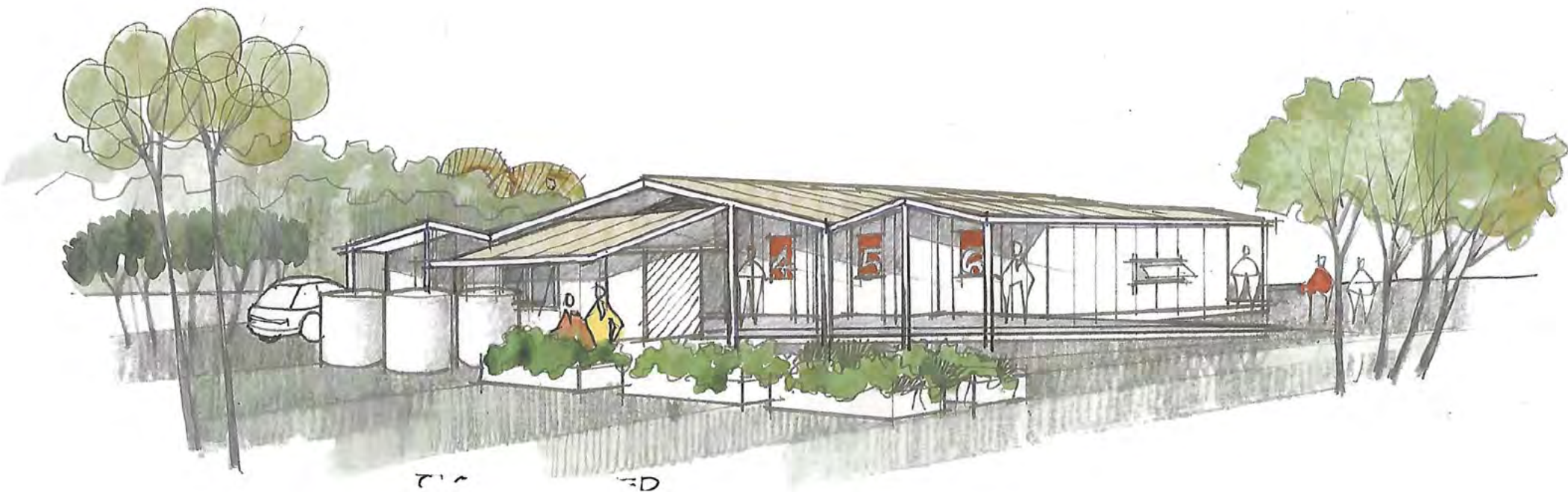
CL-CC

1 BED UNITS





2 L1 - GROUND FLOOR - Unit Plan  
A1: 1 : 80



CL-CC

1 BED UNITS



**From:** [Stephanie Blick](#)  
**To:** [Mailbox - District Planning](#)  
**Cc:** [Earl Hope-Pearson](#)  
**Subject:** PC2 SUBMISSION\_Otaki Revisted Limited  
**Date:** Monday, 12 September 2022 12:18:56 pm  
**Attachments:** [image002.png](#)

---

Kia ora,

Please see attached submission by Otaki Revisited Limited in relation to the property located at 47 Te Roto Road, Otaki (being the Otaki Maori Racecourse).

Link: ☐ [Plan Change Submission](#)

If you can please confirm receipt of this submission that would be greatly appreciated.

Ngā mihi,

**STEPHANIE BLICK**  
DIRECTOR / PRINCIPAL PLANNER  
021 823 753  
[stephanie@scopeplanning.co.nz](mailto:stephanie@scopeplanning.co.nz)

**scope**  
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