

20 Bertelsen Court, Otaki



Area 0.06 Ha

Legal Desc LOT 12 DP 342527

Aerial View Map



Zones

General Residential Zone

Overlays, Hazards and Risks

Flood Hazard – Residual Ponding

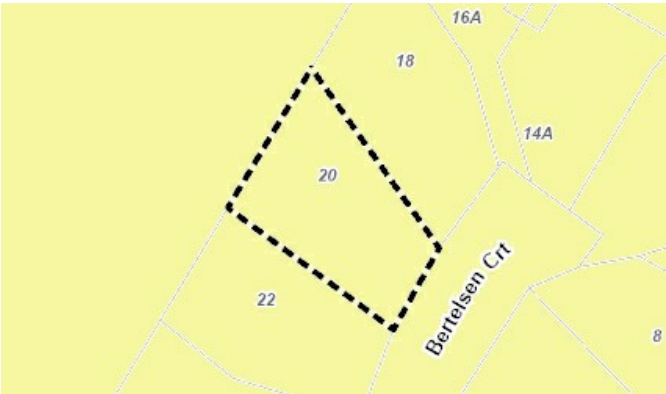
Specific Controls

Specific Control

Specific Control: Height Variation Control Area

Height Variation: 14m

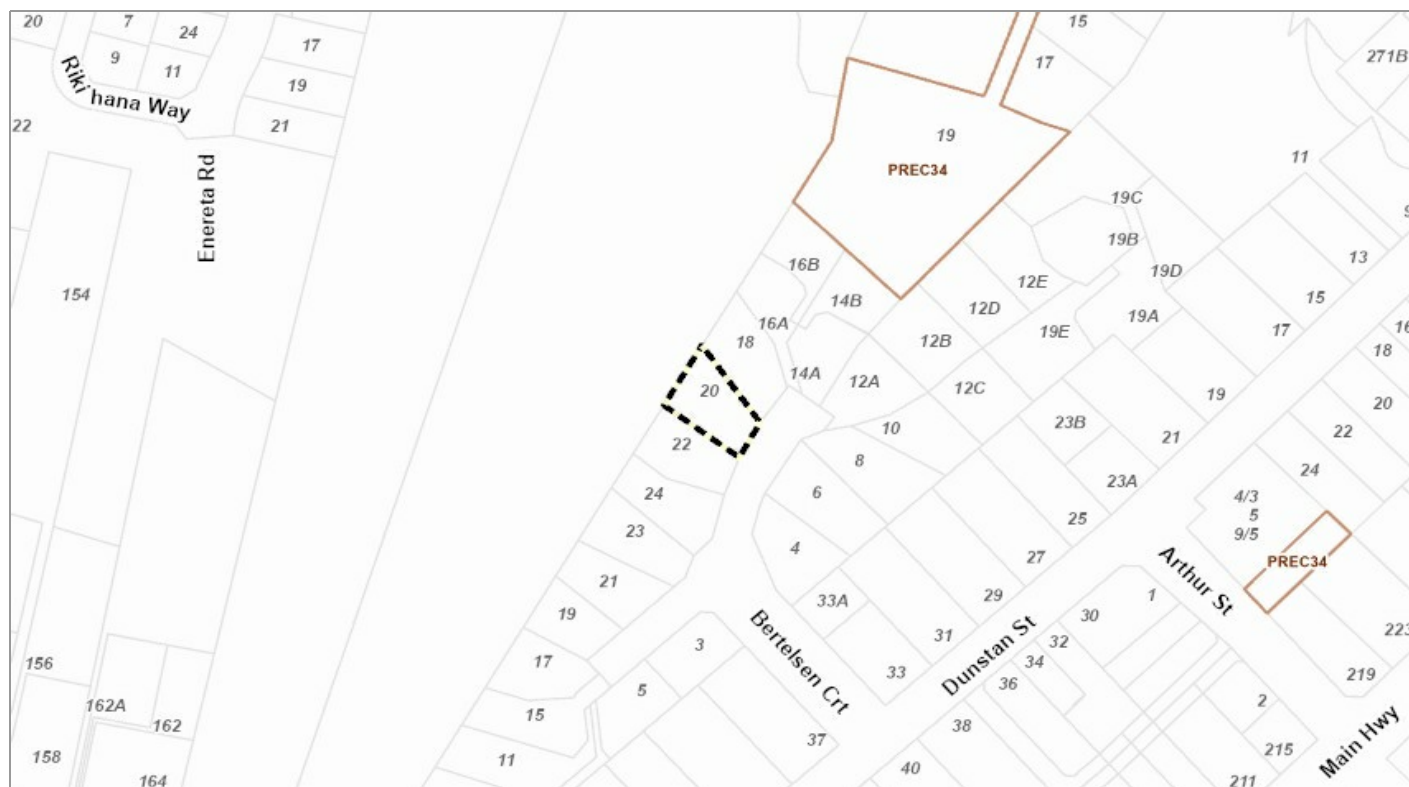
District Plan Zoning



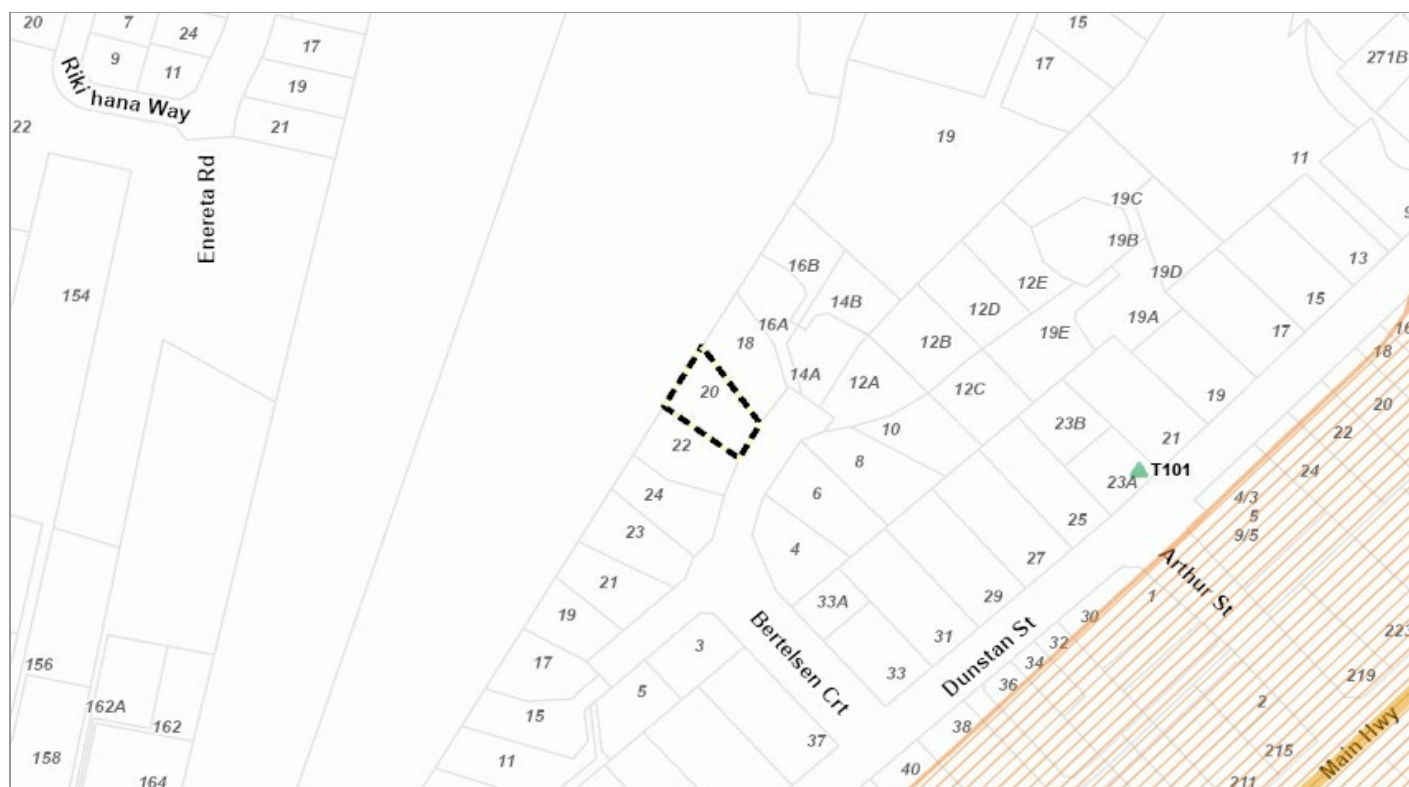
More information about the rules that apply to these developments, and details of other developments, are available at <https://www.kapiticoast.govt.nz/>

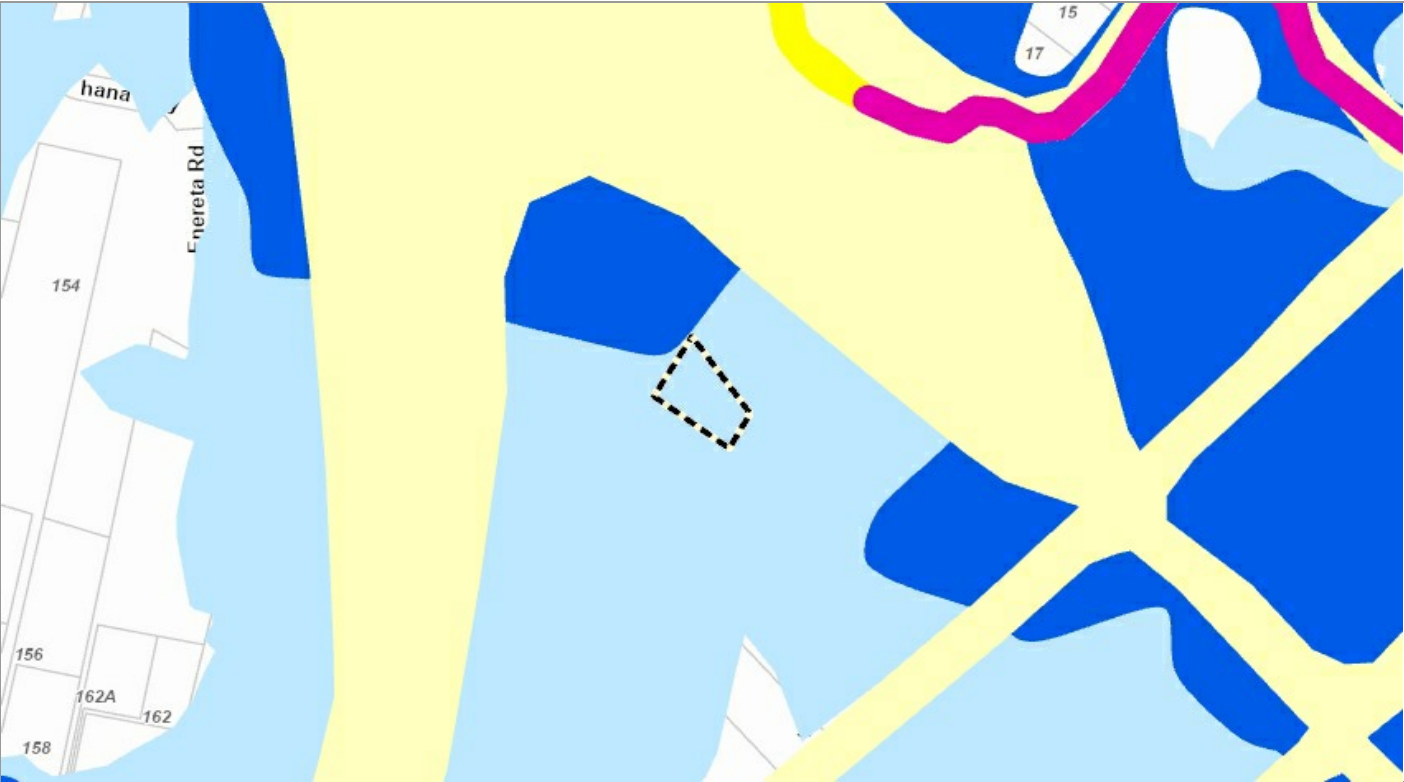
Disclaimer: This property report should not be viewed as a substitute for reviewing the Kapiti Coast District Council's District Plan and any other planning documents. Please note that some or all layers may not be visible in the maps in this report. While the Council attempts to ensure that the information contained in this map is accurate and up-to-date, there may be errors and omissions. The Council takes no responsibility for these errors and omissions. It recommends that users obtain advice before taking steps relying on this map. Should you have any queries or wish to obtain further information, please contact the Council on (04) 296 4700. Cadastral and topographic data sourced from LINZ. Crown Copyright Reserved.

Precincts



Historical Cultural Infrastructure and Districtwide





Key to District Plan map symbols

Zones

	General Residential Zone
	High Density Residential Zone
	General Rural Zone
	Rural Production Zone
	Rural Lifestyle Zone
	Local Centre Zone
	Mixed Use Zone
	Town Centre Zone
	Metropolitan Centre Zone
	General Industrial Zone
	Natural Open Space Zone
	Open Space Zone
	Airport Zone
	Future Urban Zone
	Hospital Zone
	Ngārara Development Area
	Waikanae North Development Area

Precincts

	Metropolitan Zone Precinct
	Precinct
	Coastal Qualifying Matter Precinct
	Takiwā Precinct

Height Variation Control Area

	Height Variation Control Area
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Designations

	Designation
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District Centre Structure Plan

	Base Area A
	Base Area B
	Base Area C
	Earthworks
	Reserve
	Residential
	SWretention
	SandDune Protection
	Plan Outline

Energy, Infrastructure and Transport

	National Grid Line
	National Grid Developed Area
	Natural Gas
	CWB Link Priority Connection
	Strategic Arterial Route (or SH1)
	Major Community Connector
	Centres Route
	Local Community Connector
	Notional Road
	Otaki North Indicative Road
	Water Collection Area

Fault Avoidance Areas

	Well Defined
	Well Defined Extension
	Distributed
	Uncertain Constrained
	Uncertain Poorly Constrained

Flood Hazards

	River Corridor
	Stream Corridor
	Overflow Path
	Residual Overflow Path
	Fill Control Area
	Flood Storage Area
	Ponding Area
	Residual Ponding Area
	Shallow Surface Flow

Historical and Cultural Values

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

General Districtwide Matters

	Noise Corridor
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	Quarry
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	Coastal Environment
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Natural Environment Values

	Ecological Site
	Outstanding Natural Features and Landscapes
	Special Amenity Landscape
	Area of Outstanding Natural Character
	Area of High Natural Character
	Key Indigenous Tree
	Geological
	Geological Area

Miscellaneous

	Waikanae North Urban Edge
	Otaki North Urban Boundary
	20m Building Line Restriction
	30m Relocatable Area
	Rivers Streams and Drains

Context

	Main Roads
	Road
	Land Parcel
	Sea / River Corridor