*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Resource Consent 14.10.2026 Rev A



Drawing Register			
Sheet Number	**Drawing Name**	**Current Revision**	**Current Revision Date**
A0 - Site			
A0.00	Cover Sheet	A	14.10.2026
A0.10	Existing Location Plan	A	14.10.2026
A0.11	Proposed Location Plan	A	14.10.2026
A1 - Plans (GAs, RCPs, Finishes etc)			
A1.00	Development Plan	A	14.10.2026
A1.01	Typology Plan	A	14.10.2026
A1.02	Compliance Schedule	A	14.10.2026
A1.03	Compliance Schedule	A	14.10.2026
A1.04	Compliance Schedule	A	14.10.2026
A1.05	Hill Precinct	A	14.10.2026
A1.06	Wetland Precinct	A	14.10.2026
A1.07	North Large Format Retail Precinct	A	14.10.2026
A1.08	Town Centre & Large Format Retail Precinct	A	14.10.2026
A1.09	Ihakara St Precinct	A	14.10.2026
A1.10	Hill Precinct - Part 1	A	14.10.2026
A1.11	Hill Precinct - Part 2	A	14.10.2026
A1.12	Hill Precinct - Part 3	A	14.10.2026
A1.13	Hill Precinct - Part 4	A	14.10.2026
A1.16	Wetland Precinct Plan - Part 1	A	14.10.2026
A1.17	Wetland Precinct Plan - Part 2	A	14.10.2026
A1.18	Wetland Precinct Plan - Part 3	A	14.10.2026
A1.19	Town Centre Precinct Plan - Part 1	A	14.10.2026
A1.20	Town Centre Precinct Plan - Part 2	A	14.10.2026
A1.21	Town Centre Precinct Plan - Part 3	A	14.10.2026
A1.22	Town Centre Precinct Plan - Part 4	A	14.10.2026
A1.23	Ihakara St Precinct Plan	A	14.10.2026

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HERRIOT MELHUISH O'NEILL ARCHITECTS

CLIENT:
THE WELLINGTON COMPANY

PLANNER: Scope Planning
URBAN DESIGNER: Urban Acumen
LANDSCAPE ARCHITECT: dcm URBAN
CIVIL ENGINEER: Envelope
TRAFFIC ENGINEER: Stantec
ECOLOGIST: Bioresearches Group Limited
GEOTECHNICAL ENGINNER: Torlesse Limited



NOTES:

KEY:

N

No.	Description	Date
A	Resource Consent	14.10.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Existing Location Plan

1 : 8000 @ A1

23-03

A0.10-A



NOTES:

KEY:

N

No.	Description	Date
A	Resource Consent	14.10.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

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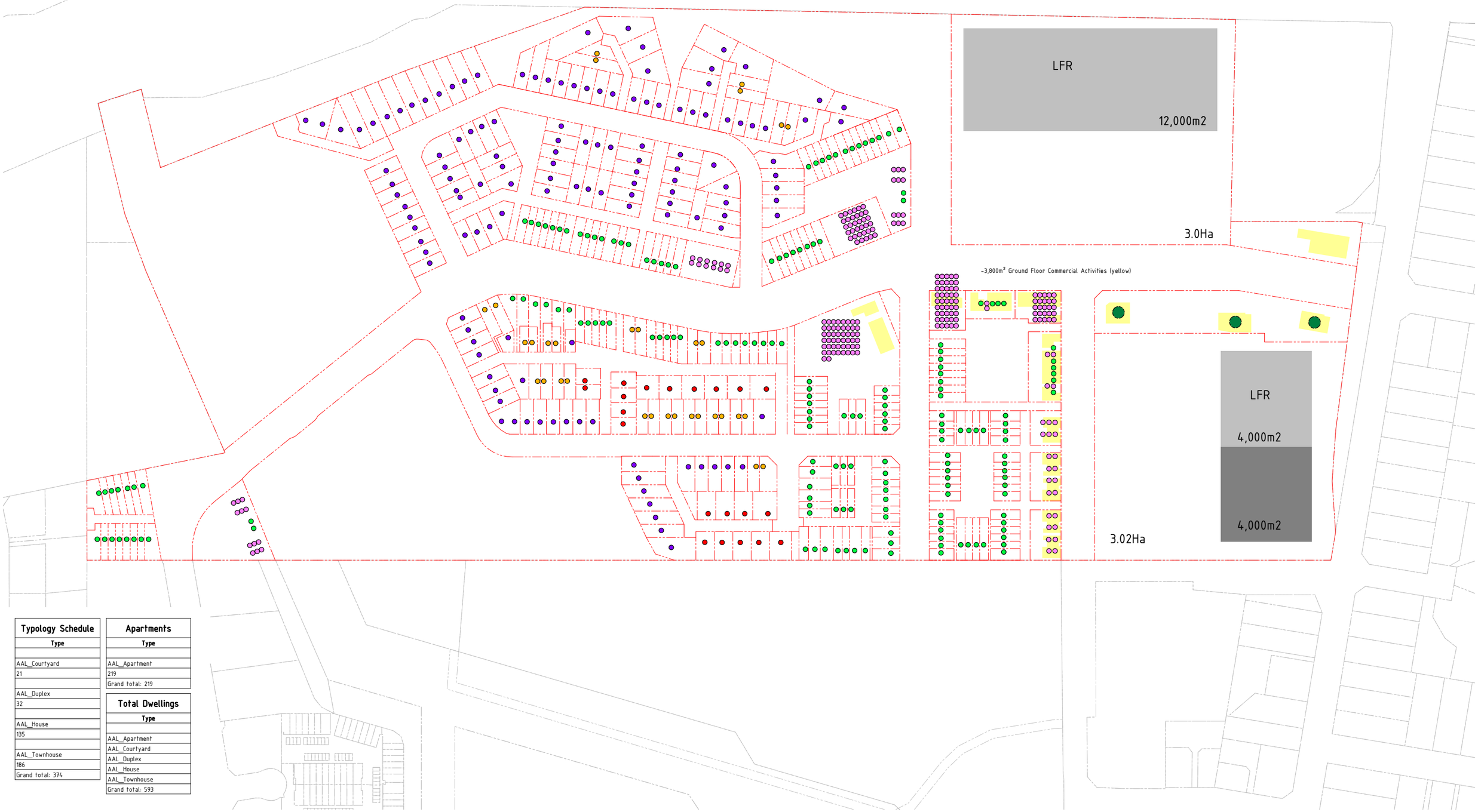
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Proposed Location Plan

1 : 4000 @ A1

23-03

A0.11-A



Typology Schedule
Type
AAL_Courtyard
21
AAL_Duplex
32
AAL_House
135
AAL_Townhouse
186
Grand total: 374

Apartments
Type
AAL_Apartment
219
Grand total: 219

Total Dwellings
Type
AAL_Apartment
AAL_Courtyard
AAL_Duplex
AAL_House
AAL_Townhouse
Grand total: 593

NOTES:

KEY:

- House
- Duplex
- Courtyard
- Townhouse
- Apartment

No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Typology Plan

1 : 1250 @ A1

23-03

A1.01-A



NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 50m 100m

No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Development Plan

1 : 1250 @ A1

23-03

A1.00-A

2. Compliance Schedule

Precincts	Lot No	Lot Area	Building Footprint	Site Coverage %	Description	Building ID	Mirrored	No of Residential Units	No of Levels	No of Bedrooms	Habitable Space	Outdoor Space	Fences	Carport	Garage	Garage Compliance
Hill Precinct	Lot 1-8	1328 m^2	691 m^2	52	Townhouse	T1	not mirrored	8	3	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 9	261 m^2	128 m^2	49	House	H20a	not mirrored	1	2	3	Compliant	Compliant	Compliant	Single	n/a	Compliant
Hill Precinct	Lot 10	257 m^2	120 m^2	47	House	H5	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 11	257 m^2	124 m^2	48	House	H9	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 12	264 m^2	110 m^2	42	House	H2	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 13	344 m^2	113 m^2	33	House	H37	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 14-18	702 m^2	200 m^2	29	Townhouse	T13	not mirrored	5	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 19-26	1175 m^2	468 m^2	40	Townhouse	T12	not mirrored	8	varies	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 27	288 m^2	98 m^2	34	House	H18	not mirrored	1	2	3	Compliant	Compliant	Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 28	505 m^2	106 m^2	21	House	H30	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 29	909 m^2	161 m^2	18	House	H25	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 30	254 m^2	77 m^2	30	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 31-32	454 m^2	86 m^2	19	Duplex	D5	mirrored	2	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 33	261 m^2	120 m^2	46	House	H5	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 34	216 m^2	124 m^2	58	House	H9	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 35	216 m^2	79 m^2	37	House	H10	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 36	216 m^2	90 m^2	41	House	H13	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 37-38	453 m^2	130 m^2	29	Duplex	D6	mirrored	2	2	2	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 39	495 m^2	125 m^2	25	House	H17	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 40	418 m^2	125 m^2	30	House	H17a	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 41	349 m^2	125 m^2	36	House	H17	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 42	356 m^2	125 m^2	35	House	H17	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 43	216 m^2	111 m^2	51	House	H7	mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 44	216 m^2	90 m^2	41	House	H13	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 45	216 m^2	62 m^2	29	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 46	216 m^2	79 m^2	37	House	H10	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 47	216 m^2	120 m^2	56	House	H5	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 48	216 m^2	62 m^2	29	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 49	416 m^2	125 m^2	30	House	H17	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 50	366 m^2	125 m^2	34	House	H17	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 51	516 m^2	125 m^2	24	House	H17a	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 52	587 m^2	125 m^2	21	House	H17a	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 53-54	504 m^2	130 m^2	26	Duplex	D6	not mirrored	2	2	2	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 55	216 m^2	90 m^2	41	House	H13	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 56	216 m^2	100 m^2	46	House	H24	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 57	216 m^2	111 m^2	51	House	H7	mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 58	216 m^2	100 m^2	46	House	H24	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 59	216 m^2	120 m^2	56	House	H5	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 60	216 m^2	77 m^2	36	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 61	308 m^2	62 m^2	20	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 62	247 m^2	90 m^2	36	House	H13	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 63	310 m^2	124 m^2	40	House	H31	not mirrored	1	3	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 64	320 m^2	93 m^2	29	House	H16	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 65	329 m^2	124 m^2	38	House	H31	not mirrored	1	3	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 66	339 m^2	93 m^2	27	House	H16	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 67	348 m^2	135 m^2	39	House	H27	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 68	356 m^2	93 m^2	26	House	H16	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 69	362 m^2	97 m^2	27	House	H15	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 70	368 m^2	144 m^2	39	House	H23	not mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 71	374 m^2	124 m^2	33	House	H9	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 72	380 m^2	144 m^2	38	House	H23	not mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 73	364 m^2	127 m^2	35	House	H26	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 74	453 m^2	89 m^2	20	House	H36	not mirrored	2	3	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 75	216 m^2	97 m^2	45	House	H15	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 76	216 m^2	77 m^2	36	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 77	216 m^2	101 m^2	47	House	H14	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 78	216 m^2	62 m^2	29	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 79	216 m^2	97 m^2	45	House	H15	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 80	216 m^2	101 m^2	47	House	H14	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 81	216 m^2	77 m^2	36	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 82	216 m^2	62 m^2	29	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 83	216 m^2	97 m^2	45	House	H15	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 84	216 m^2	128 m^2	59	House	H1	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 85	216 m^2	101 m^2	47	House	H14	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 86	216 m^2	79 m^2	37	House	H10	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 87	261 m^2	127 m^2	49	House	H26	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 88-94	982 m^2	372 m^2	38	Townhouse	T11	not mirrored	7	varies	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 95-101	1122 m^2	421 m^2	37	Townhouse	T3	not mirrored	7	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 102-106	714 m^2	280 m^2	39	Townhouse	T4	not mirrored	5	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 107	239 m^2	120 m^2	50	House	H5	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 108	225 m^2	111 m^2	49	House	H7	mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 109	208 m^2	77 m^2	37	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant

NOTES:

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

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architects athfield architects limited athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Compliance Schedule

@ A1

23-03

A1.02-A

2. Compliance Schedule

Precincts	Lot No	Lot Area	Building Footprint	Site Coverage %	Description	Building ID	Mirrored	No of Residential Units	No of Levels	No of Bedrooms	Habitable Space	Outdoor Space	Fences	Carport	Garage	Garage Compliance
Hill Precinct	Lot 110	286 m^2	127 m^2	44	House	H26	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 111	412 m^2	141 m^2	34	House	H29	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 112	243 m^2	62 m^2	26	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 113	216 m^2	101 m^2	47	House	H14	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 114	216 m^2	110 m^2	51	House	H2	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 115	216 m^2	120 m^2	56	House	H5	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 116	216 m^2	77 m^2	36	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 117	216 m^2	124 m^2	58	House	H9	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 118	216 m^2	123 m^2	57	House	H22	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 119	216 m^2	79 m^2	37	House	H10	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 120	216 m^2	119 m^2	55	House	H6	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 121	216 m^2	62 m^2	29	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 122	216 m^2	111 m^2	51	House	H7	mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 123	216 m^2	79 m^2	37	House	H10	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 124	216 m^2	101 m^2	47	House	H14	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 125	243 m^2	97 m^2	40	House	H3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 126	243 m^2	90 m^2	37	House	H13	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 127	243 m^2	97 m^2	40	House	H3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 128	216 m^2	124 m^2	58	House	H9	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 129	216 m^2	77 m^2	36	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 130	216 m^2	79 m^2	37	House	H10	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 131	216 m^2	62 m^2	29	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 132	216 m^2	77 m^2	36	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 133	216 m^2	110 m^2	51	House	H2	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 134	243 m^2	100 m^2	41	House	H24	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 135	243 m^2	79 m^2	33	House	H10	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 136	243 m^2	62 m^2	26	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 137	244 m^2	93 m^2	38	House	H19	not mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 138	243 m^2	77 m^2	32	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 139	243 m^2	62 m^2	26	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 140	216 m^2	120 m^2	56	House	H5	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 141	216 m^2	102 m^2	47	House	H4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 142	216 m^2	79 m^2	37	House	H10	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 143	216 m^2	102 m^2	47	House	H4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 144	314 m^2	124 m^2	40	House	H9	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Hill Precinct	Lot 145	216 m^2	100 m^2	46	House	H24	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 146	216 m^2	120 m^2	56	House	H5	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Hill Precinct	Lot 147	216 m^2	77 m^2	36	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 148	216 m^2	97 m^2	45	House	H15	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Hill Precinct	Lot 149	238 m^2	77 m^2	32	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 187	216 m^2	62 m^2	29	House	H11	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 401	2752 m^2	488 m^2	18	Apartment	A1	not mirrored	14	3	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 402	1153 m^2	703 m^2	61	Apartment	A2	not mirrored	35	6	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Hill Precinct	Lot 404	943 m^2	532 m^2	56	Apartment	A3	not mirrored	12	3	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Ihakara St Precinct	Lot 344-350	1158 m^2	410 m^2	35	Townhouse	T29	not mirrored	7	varies	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Ihakara St Precinct	Lot 351-359	1195 m^2	482 m^2	40	Townhouse	T28	not mirrored	8	2	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Ihakara St Precinct	Lot 405	1983 m^2	495 m^2	25	Apartment	A5	not mirrored	14	3	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Large Format Retail Precinct	Lot 602	2078 m^2	444 m^2	21	Retail	R3	not mirrored	0		n/a	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Large Format Retail Precinct	Lot 603-604	30232 m^2	8060 m^2	27	Retail	R2	not mirrored	0		n/a	Compliant	Compliant	Compliant	n/a	n/a	Compliant
North Large Format Retail Precinct	Lot 601	29920 m^2	12110 m^2	40	Retail	R1	not mirrored	0		n/a	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 251-253	541 m^2	217 m^2	40	Townhouse	T22	not mirrored	3	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Town Centre Precinct	Lot 254-257	575 m^2	253 m^2	44	Townhouse	T23	not mirrored	4	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Town Centre Precinct	Lot 258-260	434 m^2	187 m^2	43	Townhouse	T24	not mirrored	3	varies	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 261-267	841 m^2	460 m^2	55	Townhouse	T21	not mirrored	7	varies	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 268-273	567 m^2	387 m^2	68	Townhouse	T9	not mirrored	6	varies	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Town Centre Precinct	Lot 274-276	432 m^2	179 m^2	41	Townhouse	T7	not mirrored	3	3	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 277-283	895 m^2	386 m^2	43	Townhouse	T8	not mirrored	7	3	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 284-289	908 m^2	191 m^2	21	Townhouse	T19	not mirrored	6	varies	varies	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 290-292	317 m^2	168 m^2	53	Townhouse	T20	not mirrored	3	varies	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 293-295	317 m^2	168 m^2	53	Townhouse	T20	mirrored	3	varies	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 296-303	1075 m^2	451 m^2	42	Townhouse	T27	not mirrored	8	varies	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 304-307	401 m^2	235 m^2	59	Townhouse	T31	not mirrored	4	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Town Centre Precinct	Lot 308-313	706 m^2	387 m^2	55	Townhouse	T30	not mirrored	6	3	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 314-319	585 m^2	351 m^2	60	Townhouse	T37	not mirrored	6	2	varies	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Town Centre Precinct	Lot 320-323	638 m^2	239 m^2	37	Townhouse	T36	not mirrored	4	3	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 324-329	691 m^2	321 m^2	46	Townhouse	T35	not mirrored	6	2	varies	n/a	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 330-335	591 m^2	321 m^2	54	Townhouse	T34	not mirrored	6	3	varies	n/a	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 336-339	475 m^2	211 m^2	44	Townhouse	T33	not mirrored	4	2	varies	n/a	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 340-343	519 m^2	239 m^2	46	Townhouse	T32	not mirrored	4	2	2	n/a	Compliant	Non-Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 403	4198 m^2	1192 m^2	28	Apartment	A4	not mirrored	50	7	varies	Compliant	Compliant	Compliant	n/a	n/a	Compliant

NOTES:

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Compliance Schedule

@ A1

23-03

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2. Compliance Schedule

Precincts	Lot No	Lot Area	Building Footprint	Site Coverage %	Description	Building ID	Mirrored	No of Residential Units	No of Levels	No of Bedrooms	Habitable Space	Outdoor Space	Fences	Carport	Garage	Garage Compliance
Town Centre Precinct	Lot 501	672 m^2	484 m^2	72	Mixed Use	M1	not mirrored	45	11	varies	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 502	657 m^2	479 m^2	73	Mixed Use	M2	not mirrored	6	3	varies	Compliant	Non-Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 503	671 m^2	610 m^2	91	Mixed Use	M3	not mirrored	25	6	varies	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 504	1068 m^2	761 m^2	71	Mixed Use	M4	not mirrored	10	3	varies	Compliant	Non-Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 505	498 m^2	296 m^2	59	Mixed Use	M7	not mirrored	6	4	2	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 506	696 m^2	518 m^2	74	Mixed Use	M8	not mirrored	8	3	2	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Town Centre Precinct	Lot 507	726 m^2	518 m^2	71	Mixed Use	M8	mirrored	8	3	2	Compliant	Compliant	Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 150-157	1128 m^2	615 m^2	55	Townhouse	T5	not mirrored	8	3	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 158-159	366 m^2	220 m^2	60	Duplex	D10a	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 160-164	699 m^2	270 m^2	39	Townhouse	T6	not mirrored	5	2	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 165-166	403 m^2	220 m^2	55	Duplex	D10	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 167-171	693 m^2	270 m^2	39	Townhouse	T6	not mirrored	5	2	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 172-182	1677 m^2	381 m^2	23	Townhouse	T25	not mirrored	11	varies	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 183-185	578 m^2	142 m^2	24	Townhouse	T26	not mirrored	3	2	varies	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 186	211 m^2	97 m^2	46	House	H15a	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 188	216 m^2	97 m^2	45	House	H15a	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 189	216 m^2	77 m^2	36	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 190	216 m^2	97 m^2	45	House	H15a	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 191	216 m^2	77 m^2	36	House	H12	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 192	216 m^2	97 m^2	45	House	H15a	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 193	340 m^2	38 m^2	11	House	H35	not mirrored	2	3	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 194	216 m^2	97 m^2	45	House	H15a	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 195	216 m^2	62 m^2	29	House	H11	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 196	216 m^2	123 m^2	57	House	H22	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 197	216 m^2	97 m^2	45	House	H15a	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 198	216 m^2	77 m^2	36	House	H12	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 199	216 m^2	97 m^2	45	House	H15a	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 200	170 m^2	117 m^2	69	House	C1	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 201	187 m^2	117 m^2	63	House	C1	mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 202-203	384 m^2	86 m^2	22	Duplex	D5	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 204-205	384 m^2	86 m^2	22	Duplex	D5	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 206	278 m^2	112 m^2	40	House	H20	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 207	278 m^2	137 m^2	49	House	C3a	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 208	248 m^2	137 m^2	55	House	C3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 209	248 m^2	137 m^2	55	House	C3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 210	248 m^2	137 m^2	55	House	C3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 211	248 m^2	137 m^2	55	House	C3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 212	248 m^2	137 m^2	55	House	C3	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 213	191 m^2	117 m^2	61	House	C1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 214	173 m^2	117 m^2	68	House	C1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 215	173 m^2	117 m^2	68	House	C1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 216	199 m^2	117 m^2	59	House	C1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 217-218	384 m^2	221 m^2	58	Duplex	D3	not mirrored	2	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 219-220	384 m^2	86 m^2	22	Duplex	D5	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 221-222	384 m^2	194 m^2	51	Duplex	D4	not mirrored	2	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 223-224	384 m^2	245 m^2	64	Duplex	D1	not mirrored	2	2	3	Non-Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 225-226	384 m^2	193 m^2	50	Duplex	D2	not mirrored	2	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 227	358 m^2	148 m^2	41	House	H28	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 228-229	460 m^2	221 m^2	48	Duplex	D3	mirrored	2	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 230	216 m^2	102 m^2	47	House	H4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Non-Compliant
Wetland Precinct	Lot 231	216 m^2	79 m^2	37	House	H10	mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 232	216 m^2	110 m^2	51	House	H2	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 233	216 m^2	111 m^2	51	House	H7	not mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 234	216 m^2	123 m^2	57	House	H22	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	n/a	Compliant
Wetland Precinct	Lot 235	246 m^2	151 m^2	61	House	C4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 236	246 m^2	151 m^2	61	House	C4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 237	246 m^2	151 m^2	61	House	C4	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 238	324 m^2	151 m^2	47	House	C4a	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 239	315 m^2	148 m^2	47	House	H28	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 240	270 m^2	128 m^2	47	House	H1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 241	270 m^2	119 m^2	44	House	H6	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 242	270 m^2	111 m^2	41	House	H7	mirrored	1	2	4	Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 243	270 m^2	128 m^2	47	House	H1	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	Single	n/a	Compliant
Wetland Precinct	Lot 244	251 m^2	119 m^2	47	House	H6	not mirrored	1	2	4	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 245	436 m^2	145 m^2	33	House	H8	not mirrored	1	2	3	Non-Compliant	Compliant	Non-Compliant	n/a	SIngle	Compliant
Wetland Precinct	Lot 246	246 m^2	151 m^2	61	House	C2	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 247	246 m^2	151 m^2	61	House	C2	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 248	246 m^2	151 m^2	61	House	C2	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 249	246 m^2	151 m^2	61	House	C2	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Wetland Precinct	Lot 250	293 m^2	151 m^2	52	House	C2a	not mirrored	1	2	3	Compliant	Compliant	Non-Compliant	n/a	Double	Non-Compliant
Grand total: 212																

NOTES:

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Compliance Schedule

@ A1

23-03

A1.04-A



1 Development Plan - Hill Precinct
1 : 625

NOTES:
Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:
0 10m 50m

No.	Description	Date
A	Resource Consent	14.10.2026

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Hill Precinct

1 : 625 @ A1

23-03

A1.05-A



1 Development Plan - Wetland Precinct
1 : 625

NOTES:
Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:
0 10m 50m

No.	Description	Date
A	Resource Consent	14.10.2026

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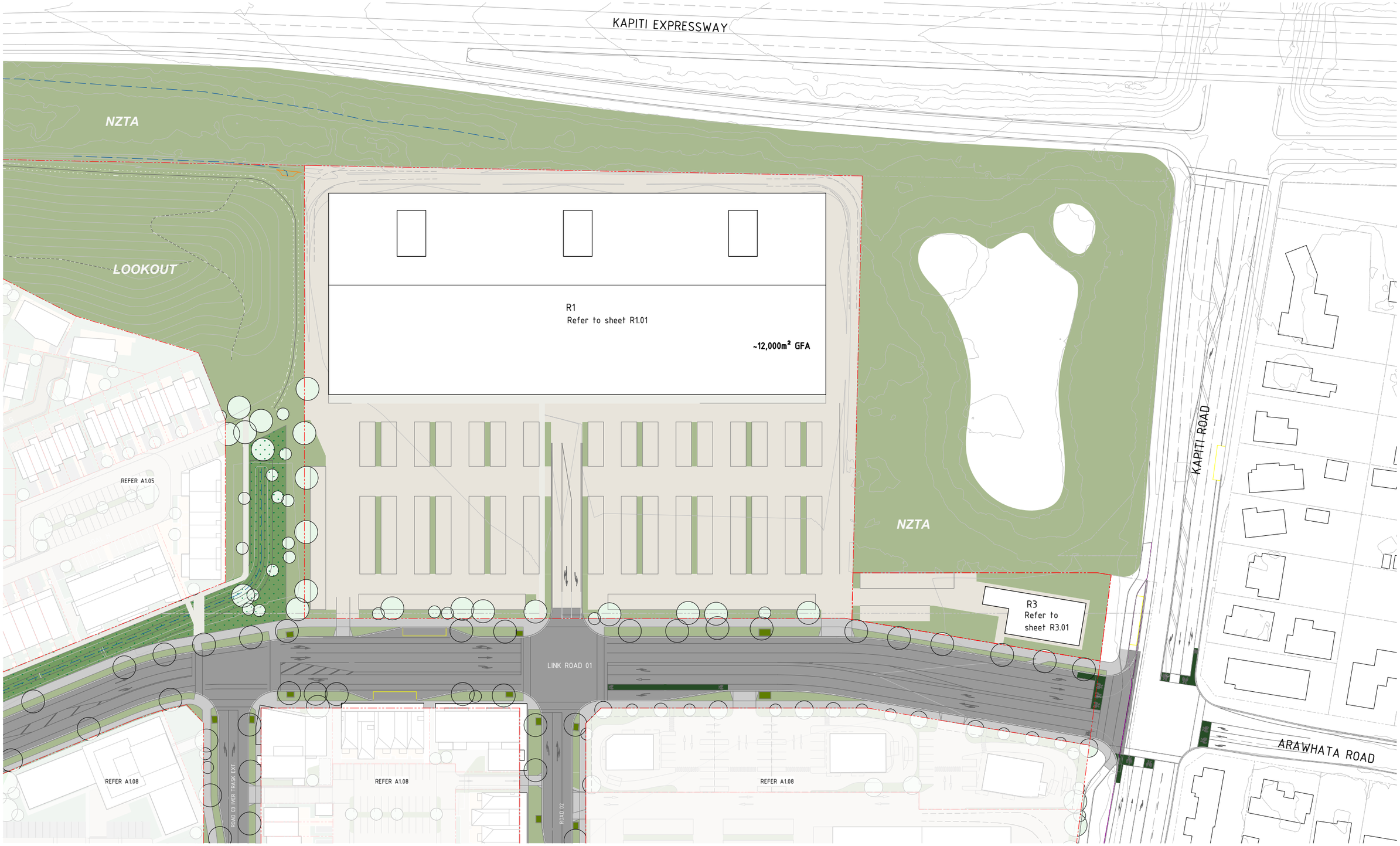
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Wetland Precinct

1 : 625 @ A1

23-03

A1.06-A



1 North LFR Precinct
1 : 625

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 50m

No.	Description	Date
A	Resource Consent	14.10.2026

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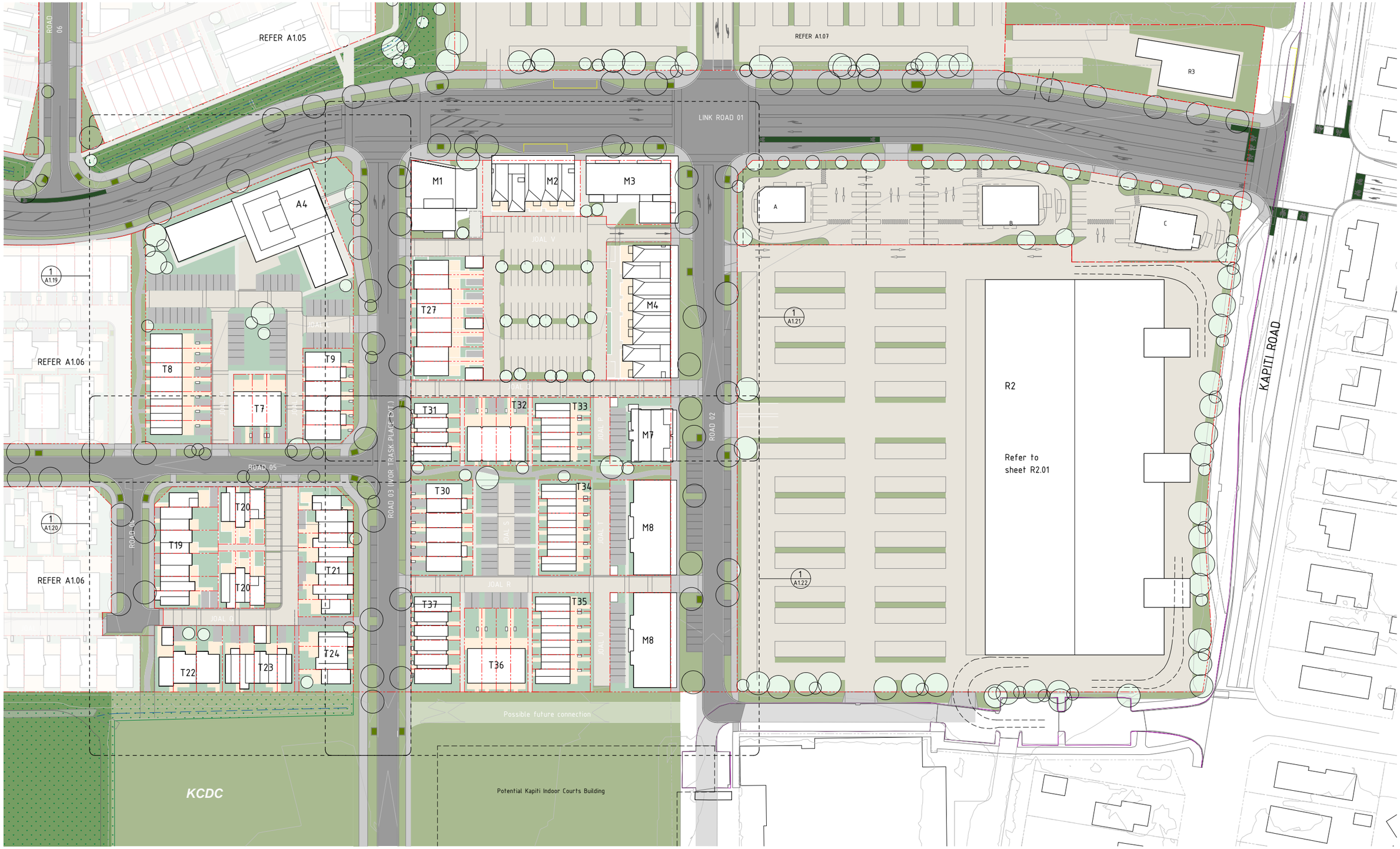
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

North Large Format Retail Precinct

23-03

1 : 625 @ A1

A1.07-A



1 Town Centre & LFR Precinct
1 : 625

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 50m

No.	Description	Date
A	Resource Consent	14.10.2026

HERRIOT MELHUISH O'NEILL ARCHITECTS

105 AMRITSAR STREET
WELLINGTON 6035
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TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

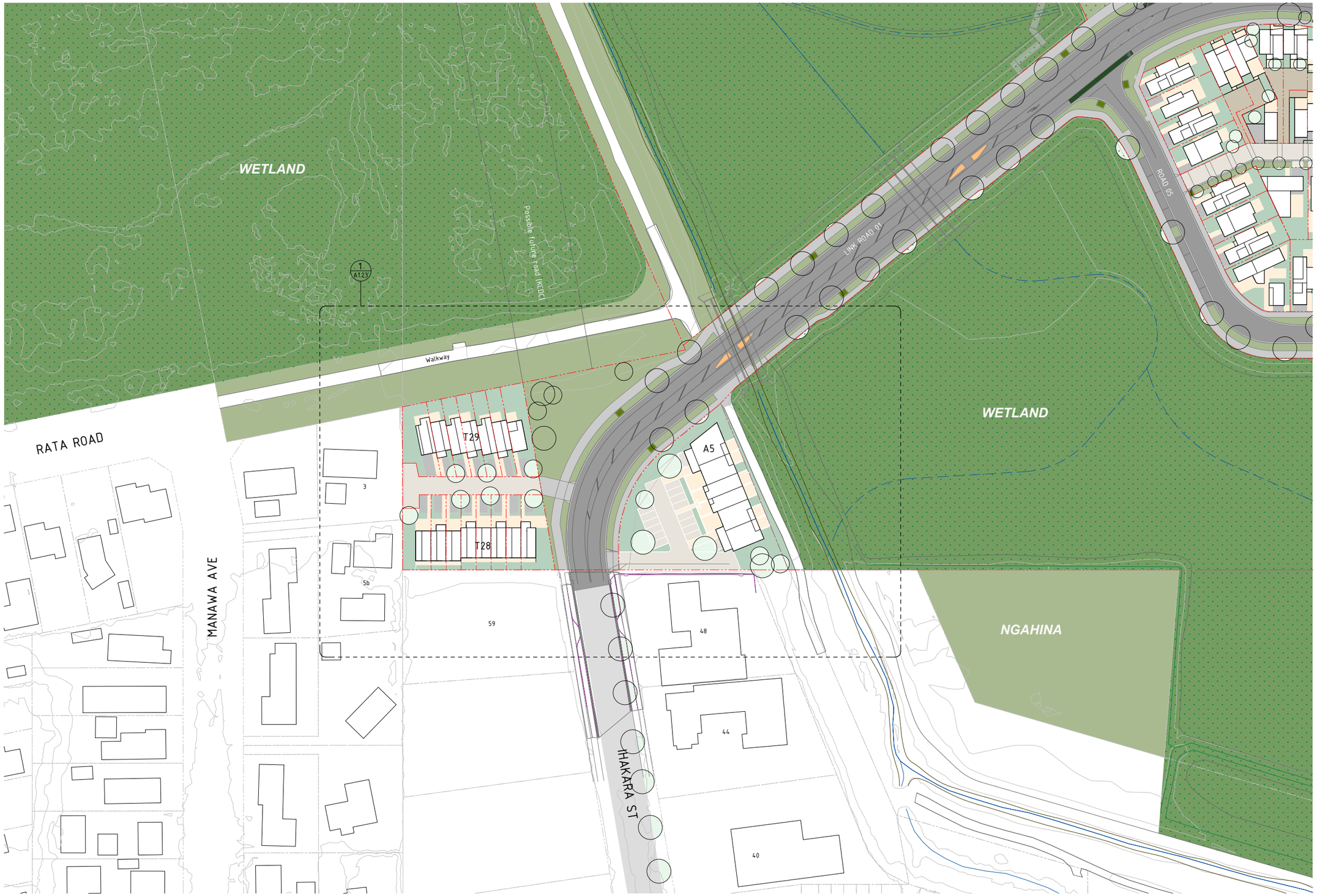
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Town Centre & Large Format Retail Precinct

1 : 625 @ A1

23-03

A1.08-A



1 Ihakara St Precinct
1 : 625

NOTES:

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KEY:

0 10m 50m

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Ihakara St Precinct

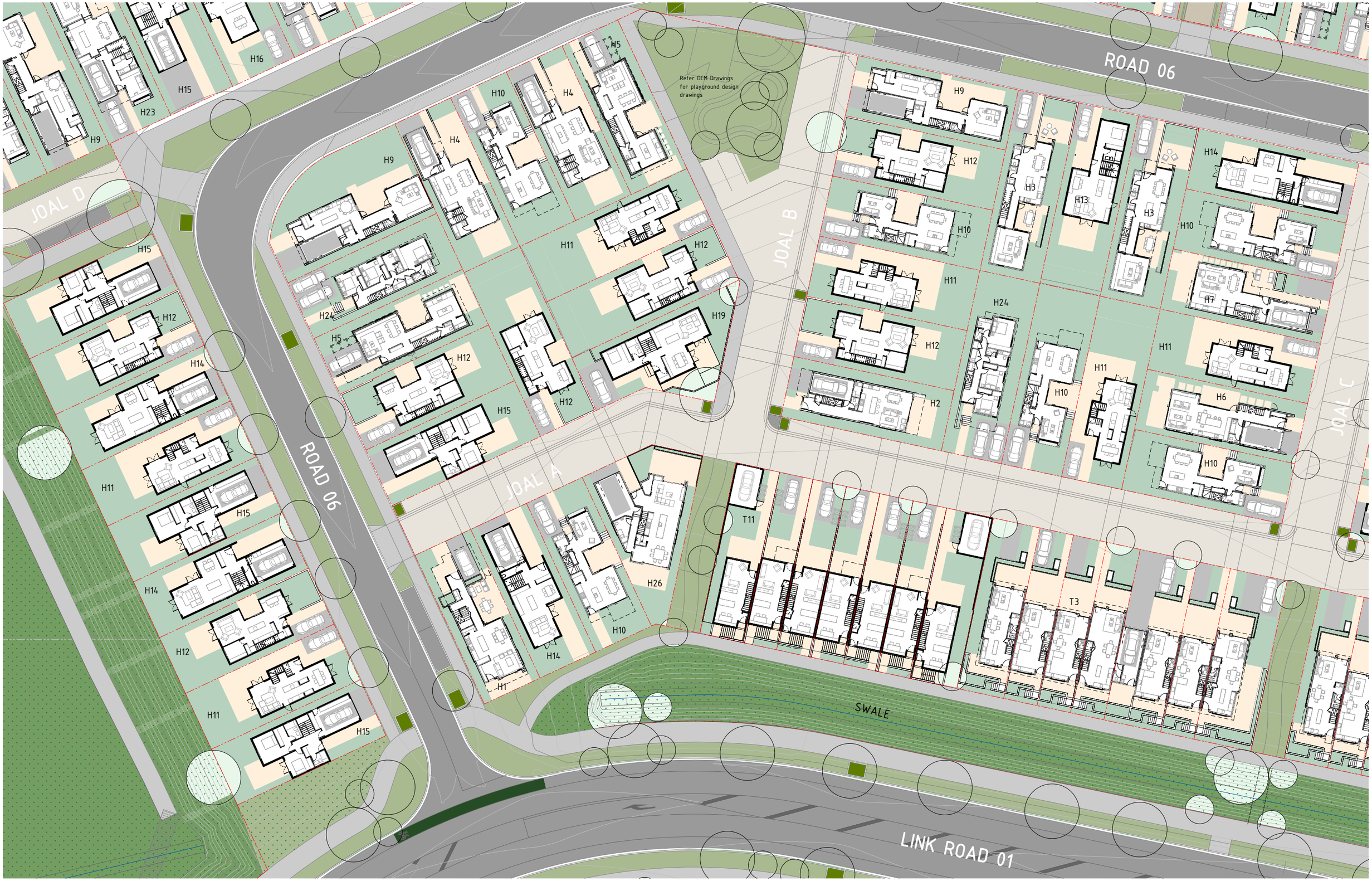
1 : 625 @ A1

23-03

A1.09-A

For Continuation Refer to A1.12

For Continuation Refer to A1.12



For Continuation Refer to A1.11

For Continuation Refer to A1.16

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 20m

No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Hill Precinct - Part 1

1 : 250 @ A1

23-03

A1.10-A

For Continuation Refer to A1.13

For Continuation Refer to A1.10

ROAD 06

JOAL F

JOAL G

JOAL C

JOAL A

JOAL H

H10 H11 H13 H7 H13 H10 H9 H5 D5 D5 H12 H25 H30 H18 T12 T13 H37 H2 H9 H5 H20a H22 H29 H9 H26 H12 H5 H11 H2 H12 H14 H7 H5 T4 A3 T1 A1 A2 Resource Room Apartment Amenity

NOTES:

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KEY:

0 10m 20m

No.	Description	Date
A	Resource Consent	14.10.2026

For Continuation Refer to A1.19

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Hill Precinct - Part 2

1 : 250 @ A1

23-03

A1.11-A



NOTES:

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KEY:

0 10m 20m

No.	Description	Date
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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Hill Precinct - Part 3

1 : 250 @ A1

23-03

A1.12-A



NOTES:

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KEY:

0 10m 20m

No.	Description	Date
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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

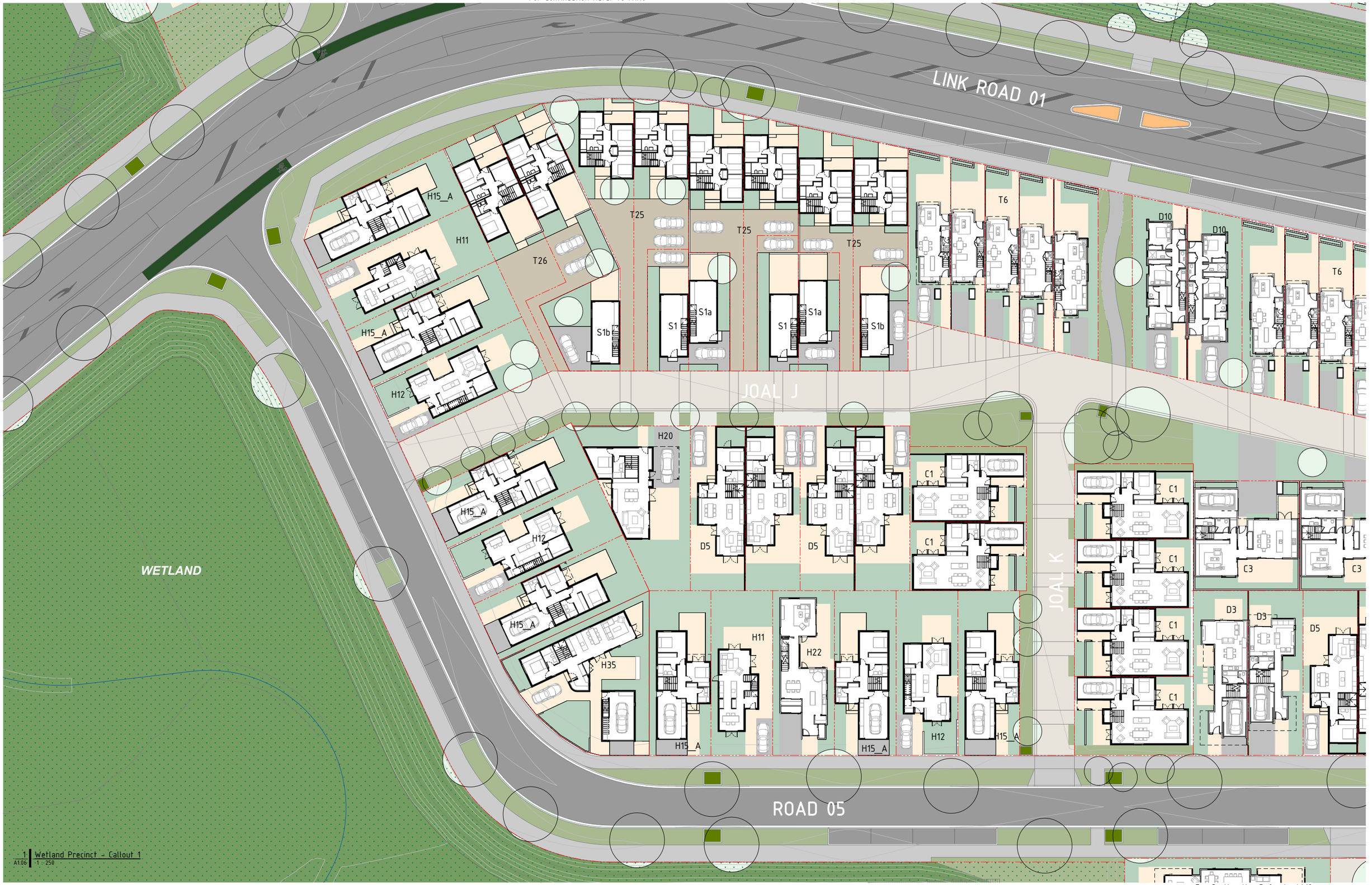
Hill Precinct - Part 4

1 : 250 @ A1

23-03

A1.13-A

For Continuation Refer to A1.10



1 Wetland Precinct - Callout 1
A1.05 1 : 250

For Continuation Refer to A1.17

For Continuation Refer to A1.18

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

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No.	Description	Date
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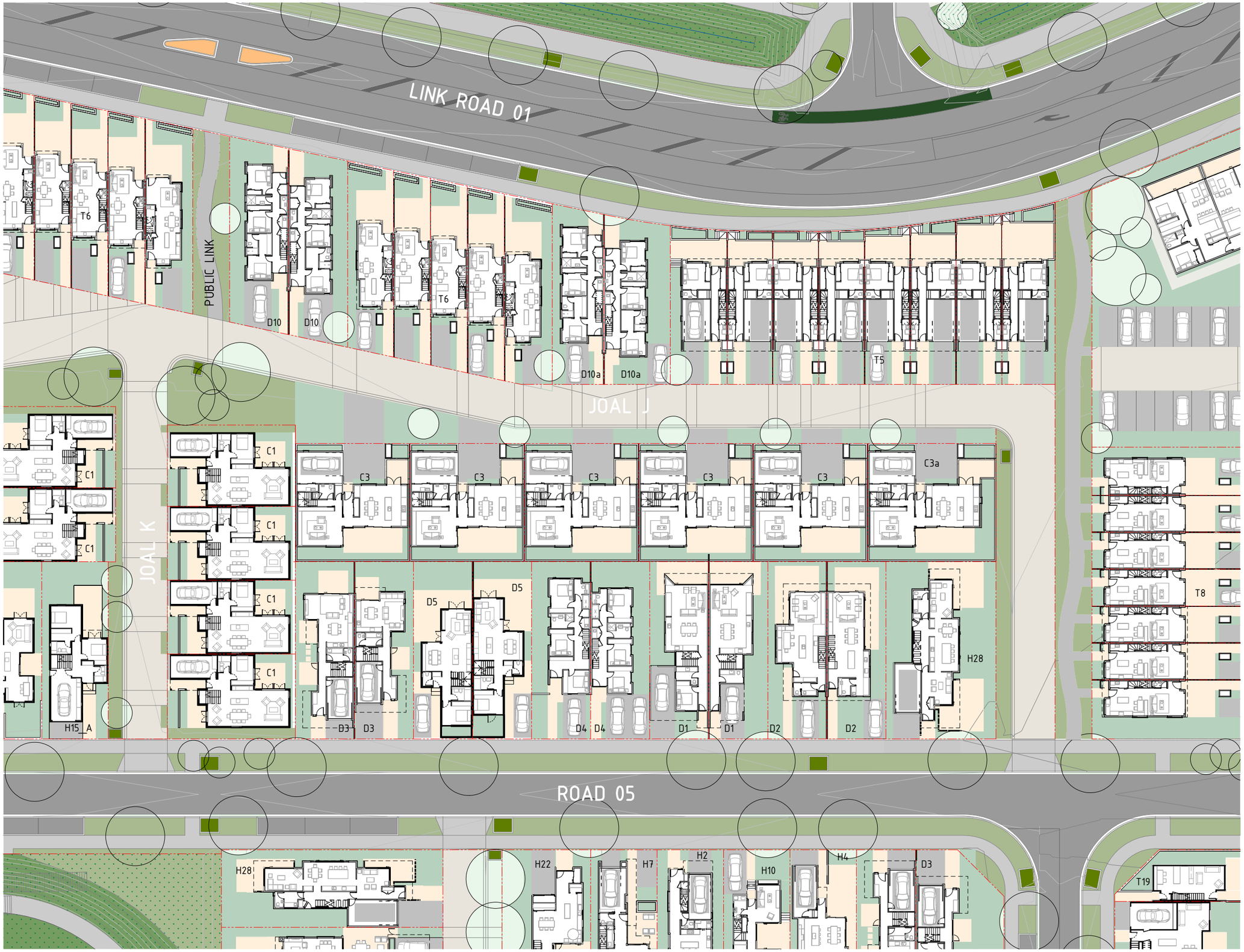
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

23-03

Wetland Precinct Plan - Part 1

1 : 250 @ A1

A1.16-A



For Continuation Refer to A1.16

For Continuation Refer to A1.19

For Continuation Refer to A1.18

1 A1.06 Wetland Precinct - Callout 2
1 : 250

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 20m

No.	Description	Date
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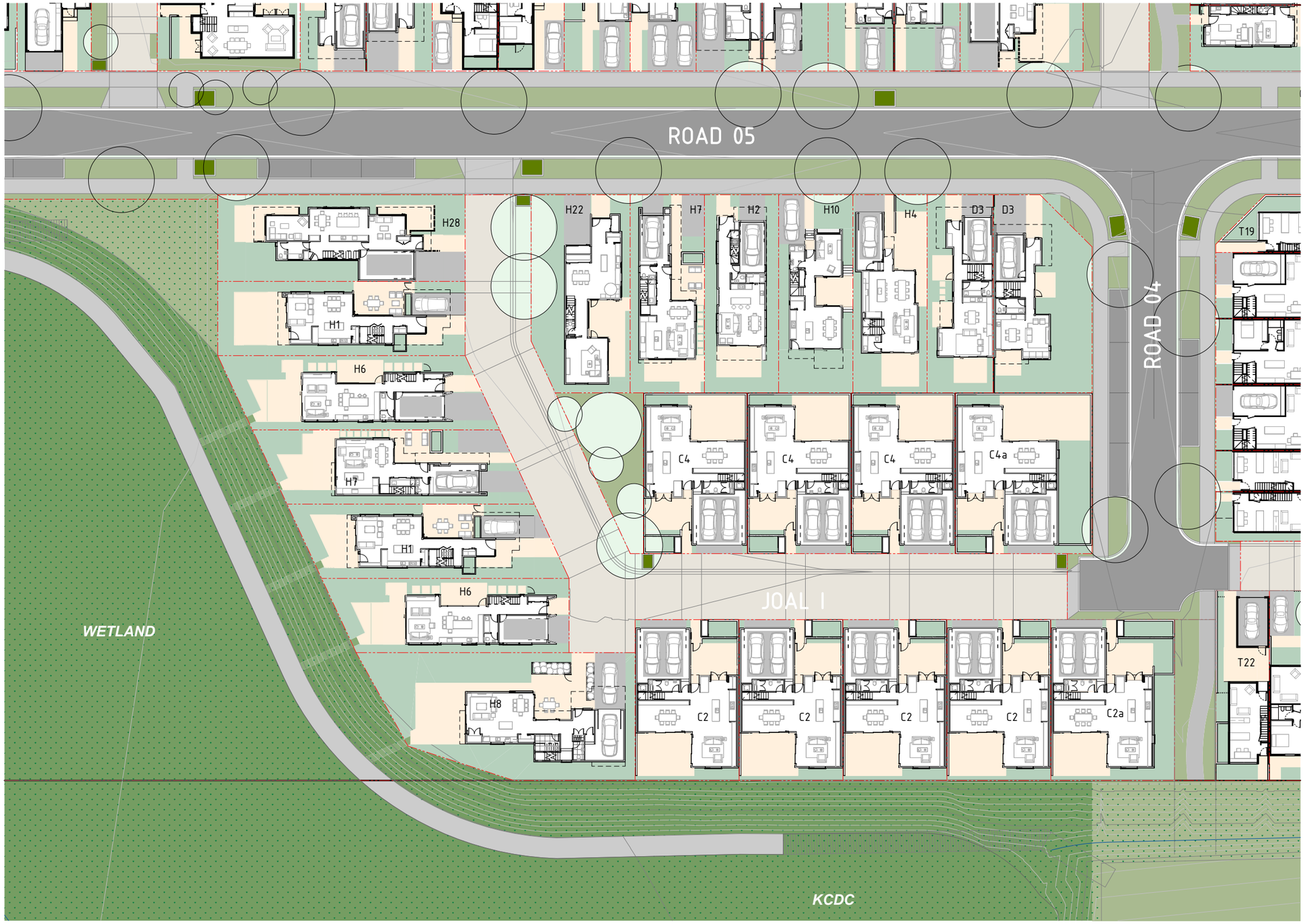
Wetland Precinct Plan - Part 2

1 : 250 @ A1

23-03

A1.17-A

For Continuation Refer to A1.17



For Continuation Refer to A1.20

1 / A1.06 Wetland Precinct - Callout 3
1 : 250

NOTES:
Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:
0 10m 20m

No.	Description	Date
A	Resource Consent	14.10.2026

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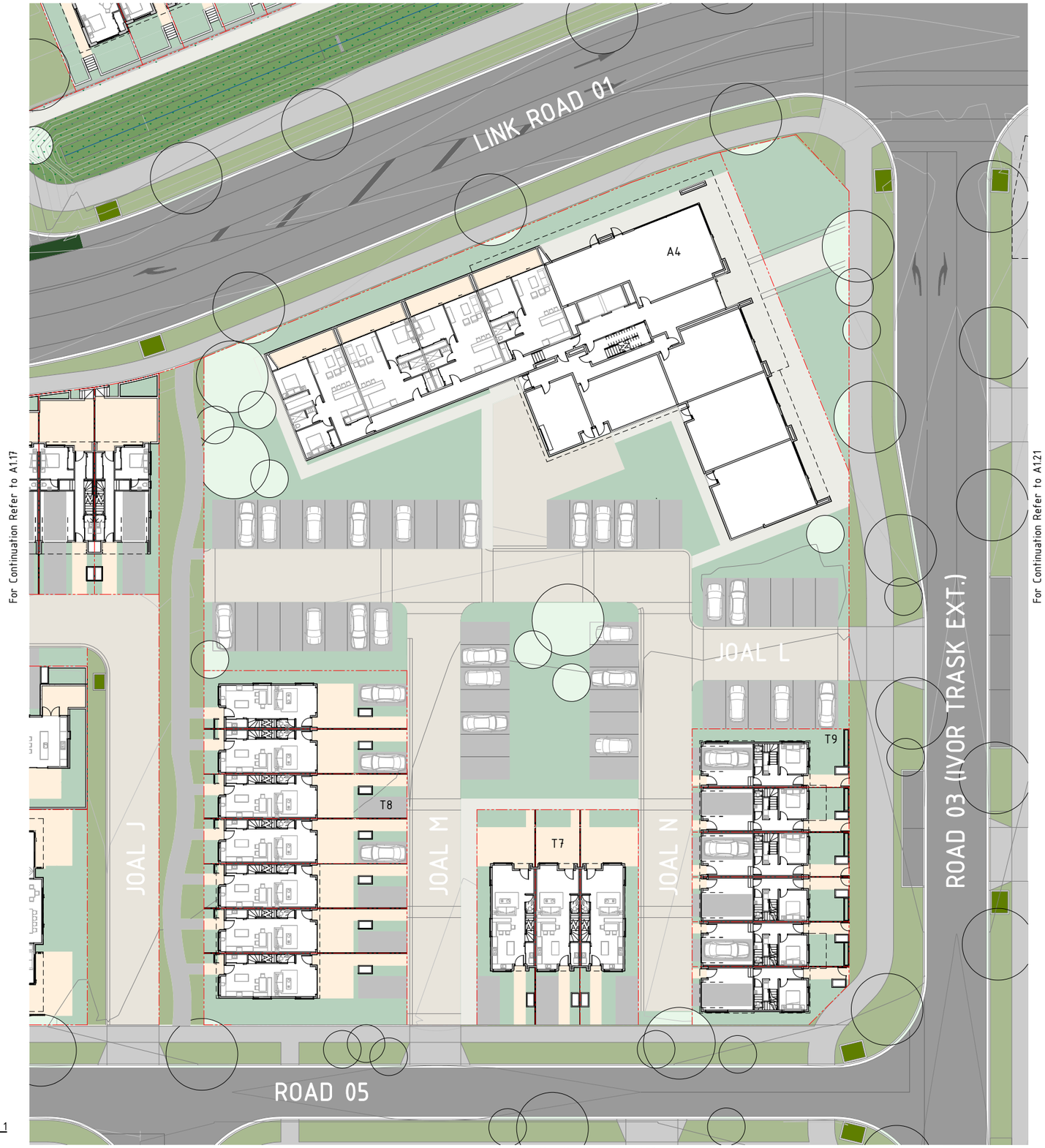
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Wetland Precinct Plan - Part 3

1 : 250 @ A1

23-03

A1.18-A



1 / A1.08 Town Centre Precinct - Part 1
1 : 250

NOTES:

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No.	Description	Date
A	Resource Consent	14.10.2026

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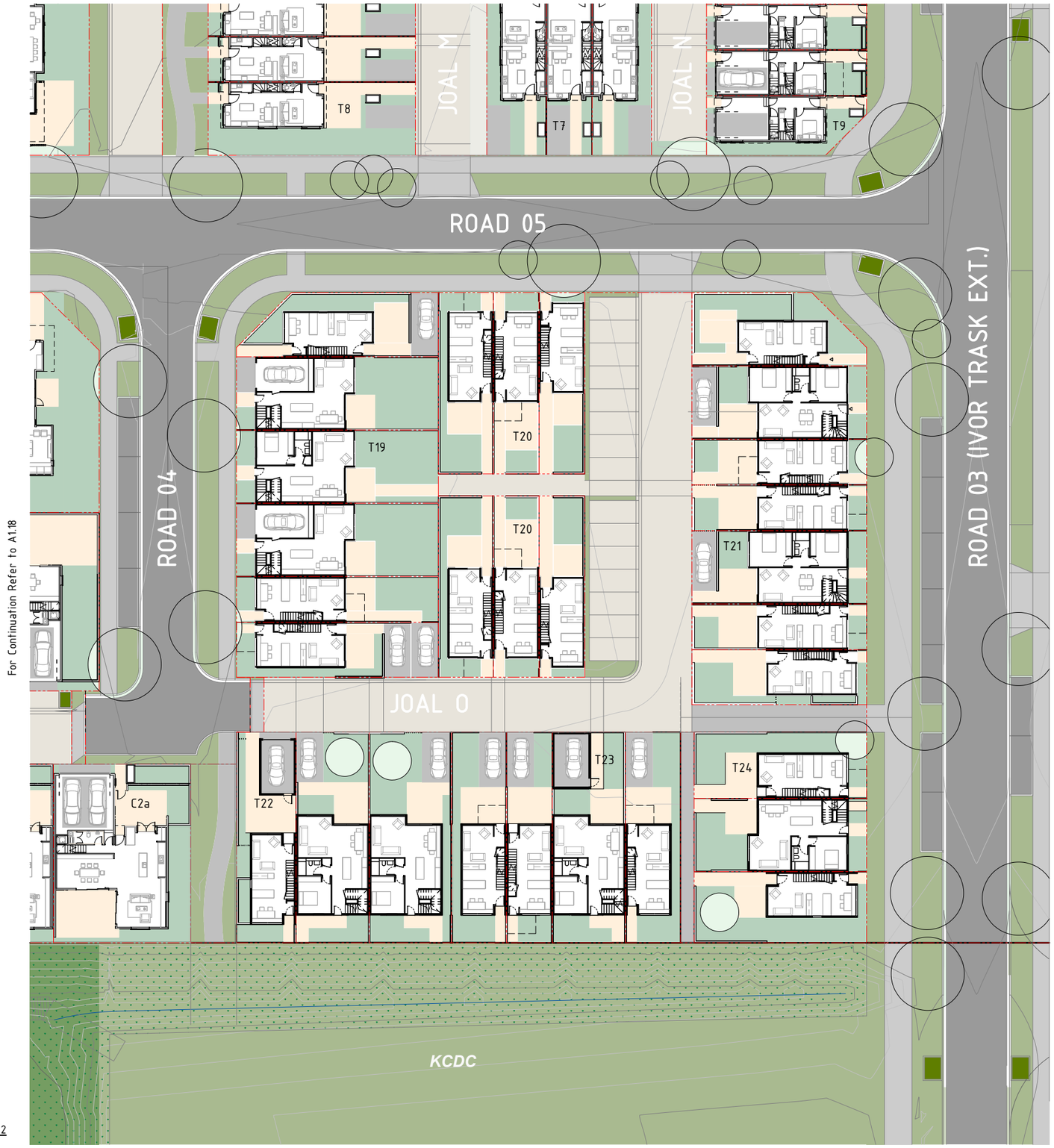
Town Centre Precinct Plan - Part 1

1 : 250 @ A1

23-03

A1.19-A

For Continuation Refer to A1.19



For Continuation Refer to A1.18

For Continuation Refer to A1.22

1 / A1.08 Town Centre Precinct - Part 2
1 : 250

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

KEY:

0 10m 20m

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Kapiti Road
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Town Centre Precinct Plan - Part 2

1 : 250 @ A1

23-03

A1.20-A



1 A1.08 Town Centre Precinct - Part 3
1 : 250

NOTES:

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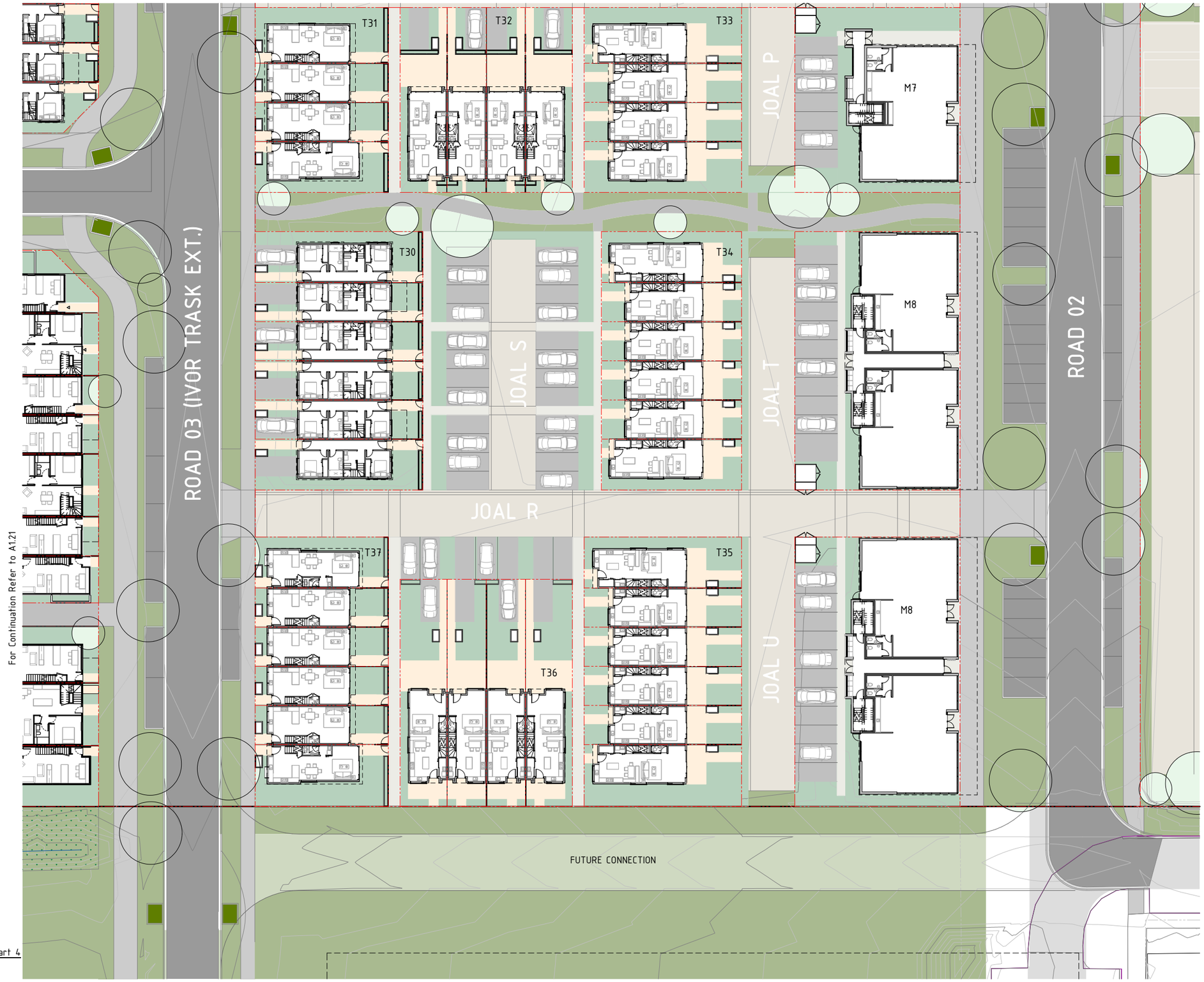
Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Town Centre Precinct Plan - Part 3

1 : 250 @ A1

23-03

A1.21-A



1 / A1.08 Town Centre Precinct - Part 4
1 : 250

NOTES:

Refer DCM Urban Design Landscape drawings (ref 2023_103) for all vehicle crossings and landscape design

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Kapiti Road
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Town Centre Precinct Plan - Part 4

23-03

1 : 250 @ A1

A1.22-A



1 A1.09 Ihakara St Precinct Plan
1 : 250

NOTES:
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KEY:
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No.	Description	Date
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Kapiti Road
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Ihakara St Precinct Plan
1 : 250 @ A1

23-03
A1.23-A