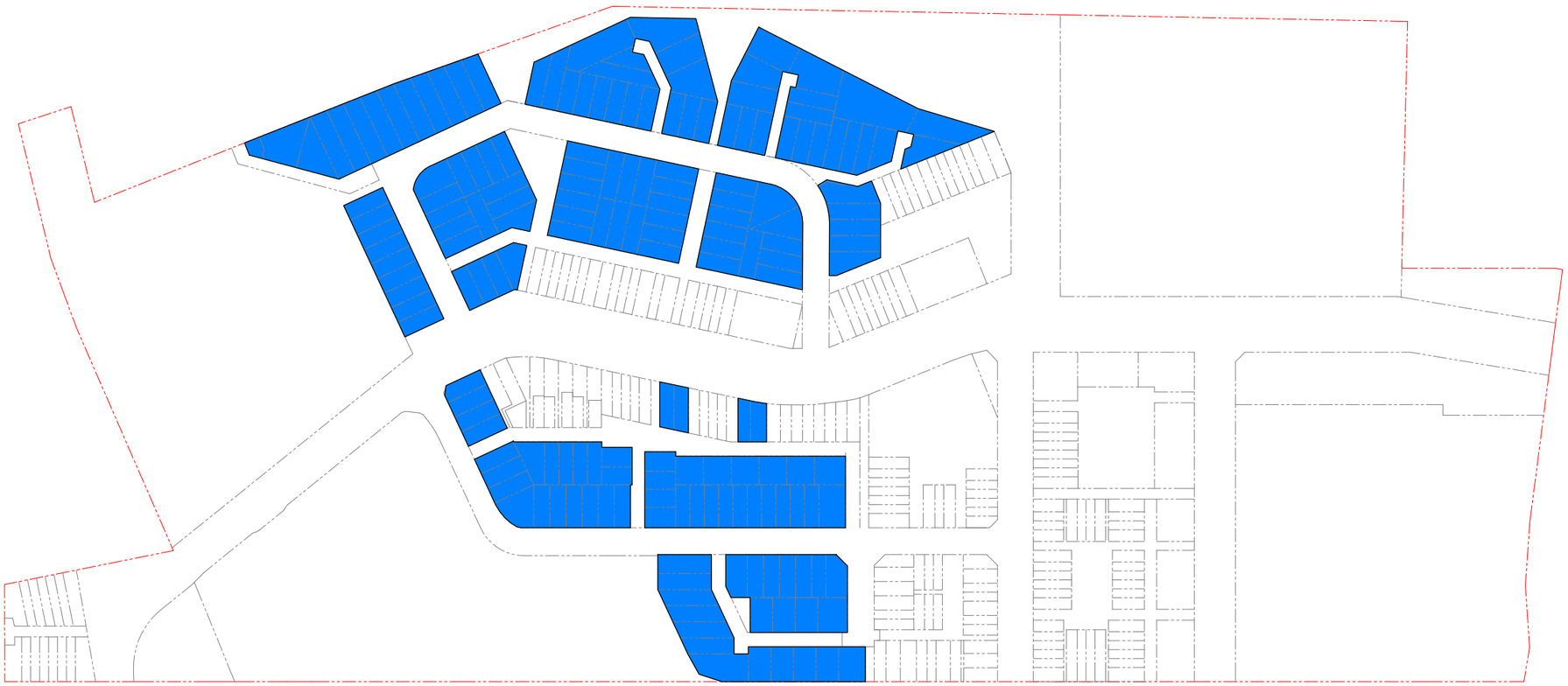
*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

HOUSE TYPOLOGY DRAWINGS

Resource Consent Rev A
14.10.2026



athfield architects limited
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athfield

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MAIL@ATHFIELDARCHITECTS.CO.NZ
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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

TYPOLOGY:

HOUSES
Typology Reference
H1
H2
H3
H4
H5
H6
H7
H8
H9
H10
H11
H12
H13
H14
H15
H15a
H16
H17

HOUSES
Typology Reference
H17a
H18
H19
H20
H20a
H22
H23
H24
H25
H26
H27
H28
H29
H30
H31
H35
H36
H37

COURTYARD
Typology Reference
C1
C2
C2a
C3
C3a
C4
C4a

SEMI DETACHED
Typology Reference
D1
D2
D3
D4
D5
D6
D10
D10a

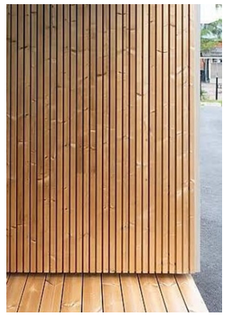
HOUSE TYPOLOGIES: MATERIALS BOARD



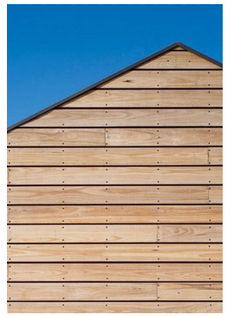
Vertical shiplap timber,
Natural oil finish.



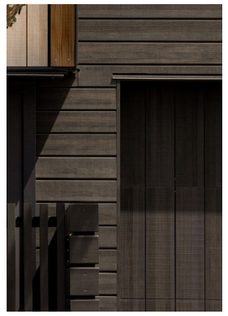
Vertical shiplap timber,
Painted dark tones.



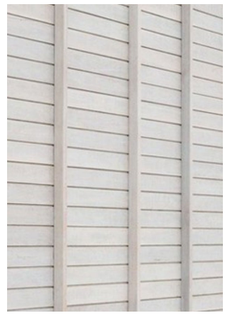
Vertical shiplap timber - fine,
Natural oil finish.



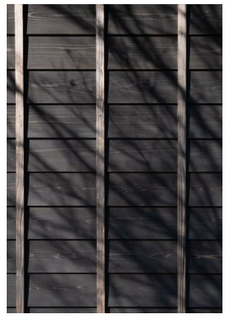
Timber weatherboards,
Natural oil finish.



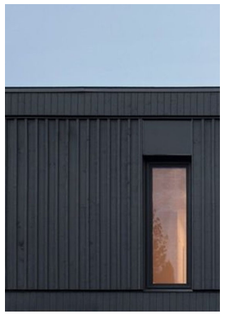
Timber weatherboard,
Dark stain oil finish.



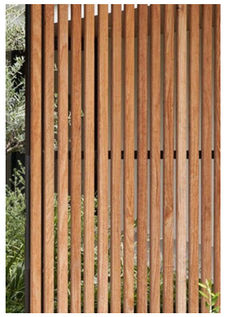
Timber weatherboard,
Light stain oil finish.



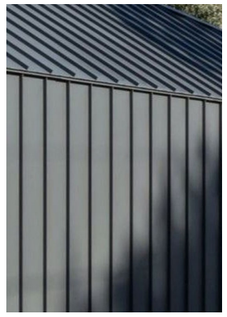
Timber battens over weatherboards,
Dark stain oil finish.



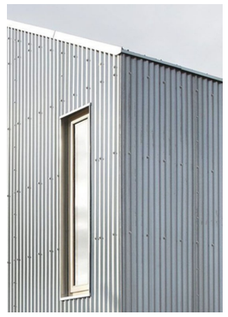
Timber battens over board,
Painted dark tones.



Vertical timber battens,
Natural oil finish.



Standing seam metal roofing + cladding,
Factory applied finish in dark tones.



Corrugated metal cladding,
Factory applied finish, light grey.



Corrugated metal cladding,
Factory applied finish, black.



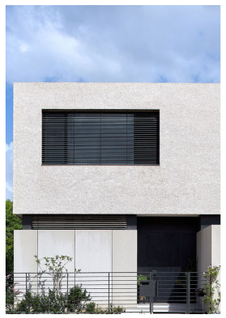
Corrugated metal cladding,
Factory applied finish, Pioneer red.



Longrun metal roofing + cladding,
Factory applied finish in dark tones.



Brick, and natural oil finish timber,
Light tones.



Cement render,
Light tones.



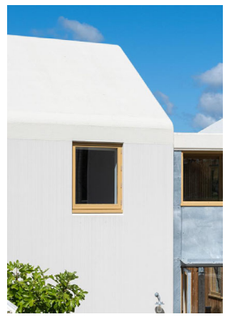
Brick with cement render,
Painted white.



Textured brick,
Light tones.



Large format sheet cladding
Paint finish



Cement plaster render
White paint finish



Timber sun screen,
Natural oil finish.

NOTES:

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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athfield architects limited
athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Materials Board - Houses

@ A1

23-03

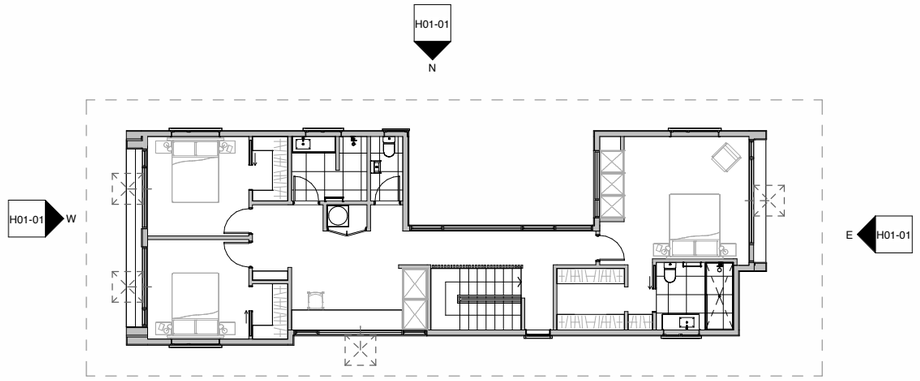
H0-A

KĀPITI ROAD DEVELOPMENT

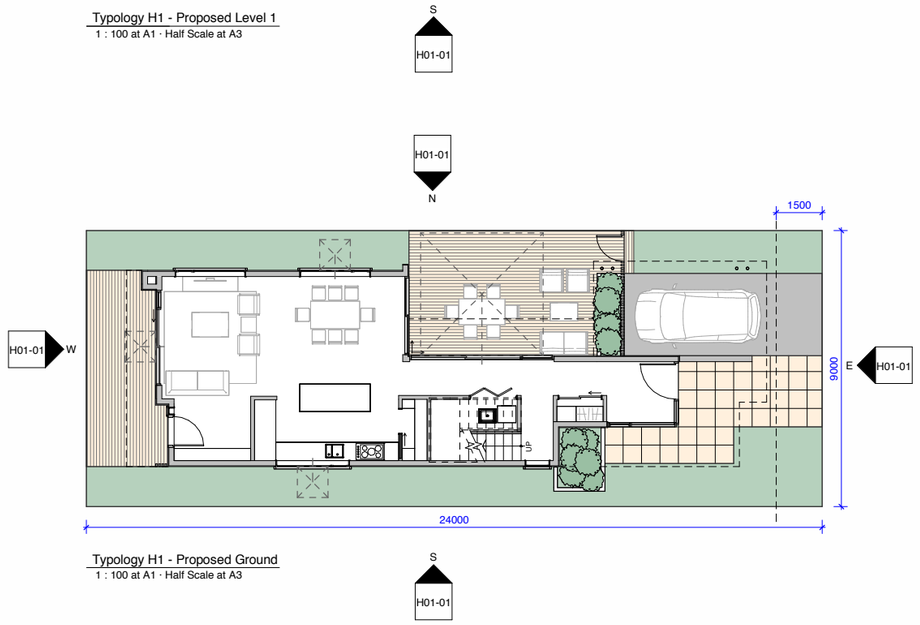
TYPOLOGY: HOUSE H1

STANDALONE HOUSE, 3 BEDROOMS, 1 STUDY, 1 CARPORT

GROSS FLOOR AREAS	
Level	Area
GF	78 m²
L1	111 m²
	189 m²

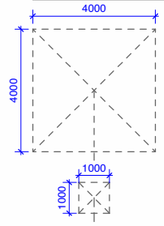


Typology H1 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H1 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



E H01-01 East Elevation
1 : 100 at A1 · Half Scale at A3

N H01-01 North Elevation
1 : 100 at A1 · Half Scale at A3

W H01-01 West Elevation
1 : 100 at A1 · Half Scale at A3

S H01-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H1

Floor Plans & Elevations

26008 | REV

H01-01 | **A**

8/10/2026 5:20:03 pm

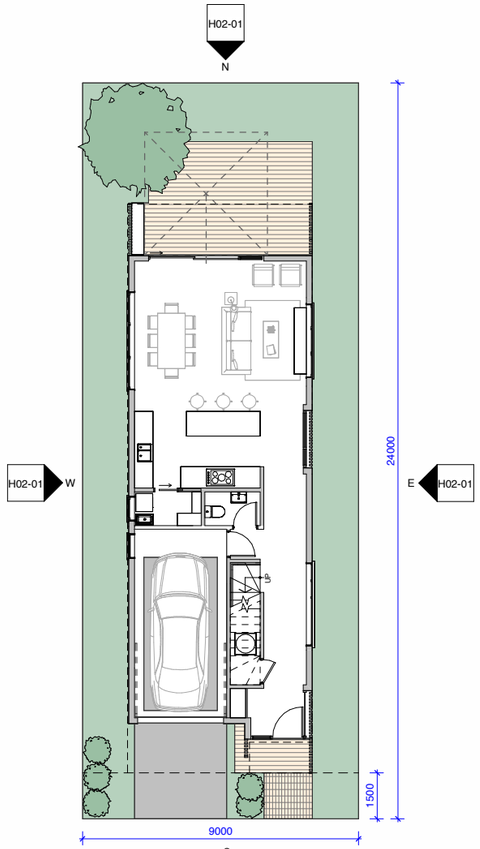
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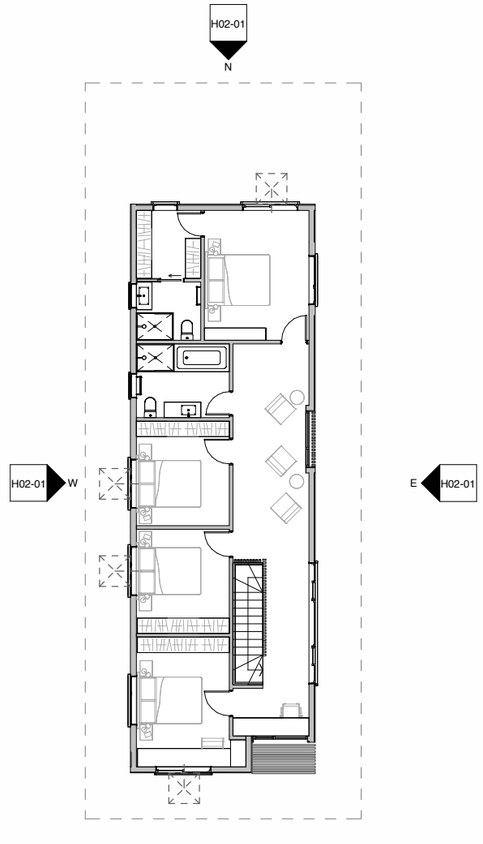
TYPOLOGY: HOUSE H2

STANDALONE HOUSE, 4 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	92 m²
L1	109 m²
	202 m²

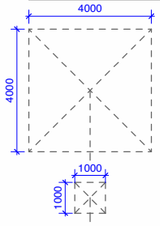


Typology H2 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H2 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

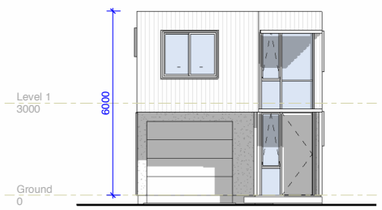
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



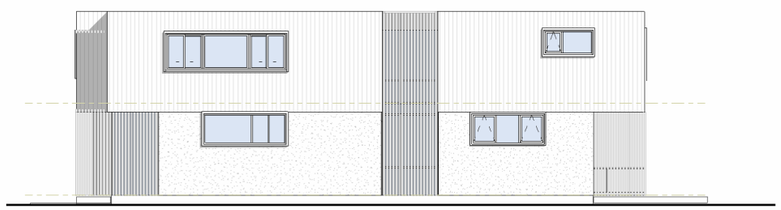
4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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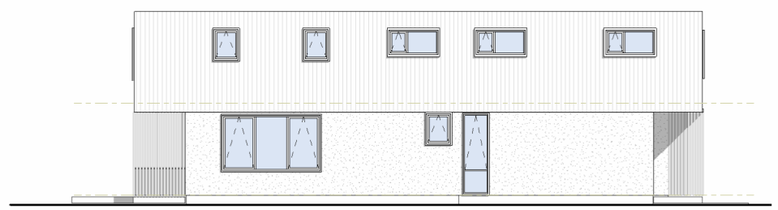
S South Elevation
H02-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
H02-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
H02-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
H02-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H2

Floor Plans & Elevations

26008 REV

H02-01 **A**

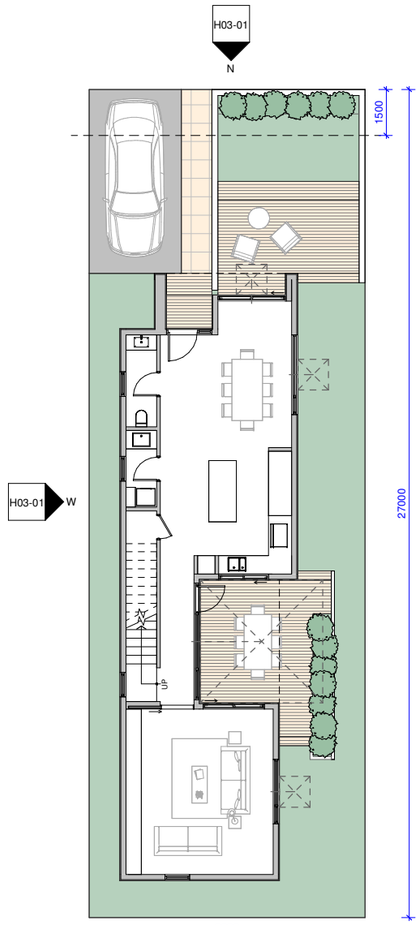
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KĀPITI ROAD DEVELOPMENT

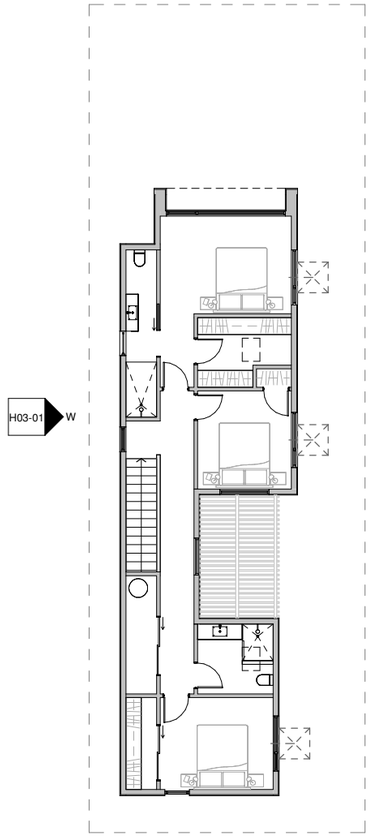
TYPOLOGY: HOUSE H3

STANDALONE HOUSE, 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
GF	92 m²
L1	90 m²
	182 m²

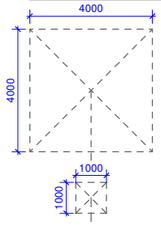


Typology H3 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H3 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

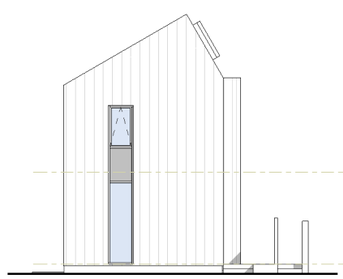
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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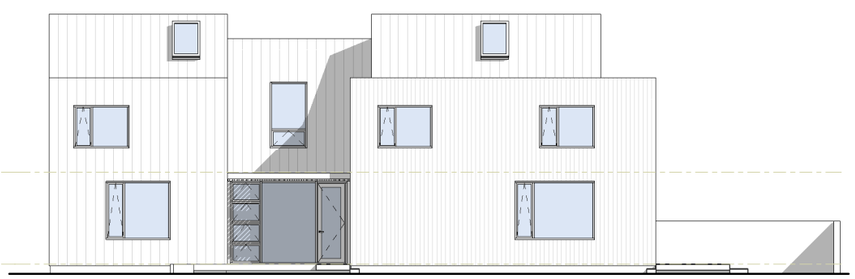


N H03-01 North Elevation
1 : 100 at A1 · Half Scale at A3

W H03-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H03-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H03-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H3

Floor Plans & Elevations

REV **H03-01** **A**

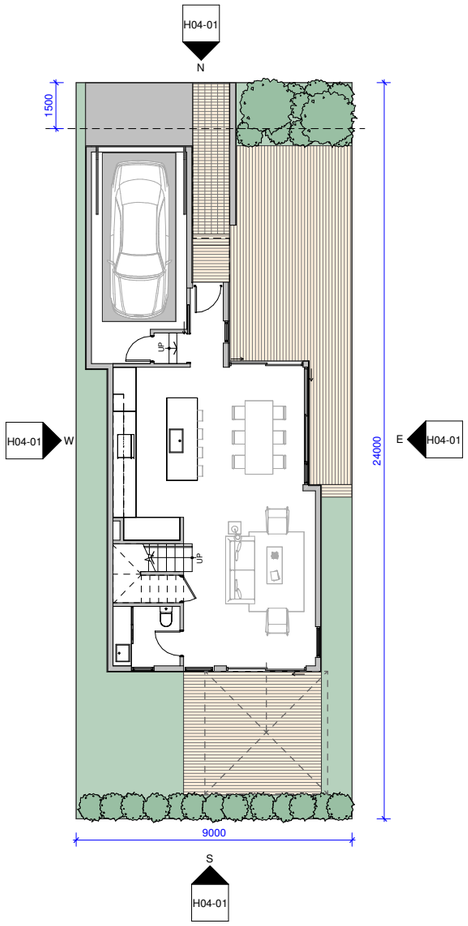
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KĀPITI ROAD DEVELOPMENT

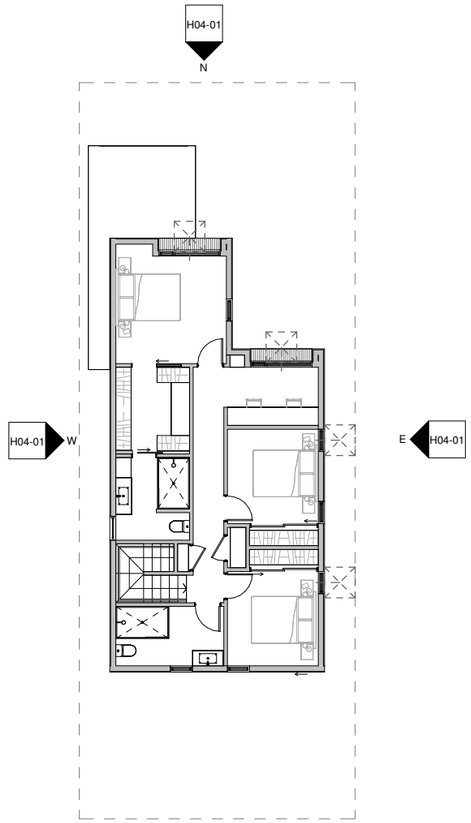
TYPOLOGY: HOUSE H4

STANDALONE HOUSE, 3 BEDROOMS, 1 STUDY, SINGLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	97 m²
L1	88 m²
	185 m²

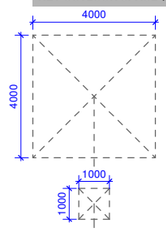


Typology H4 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H4 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

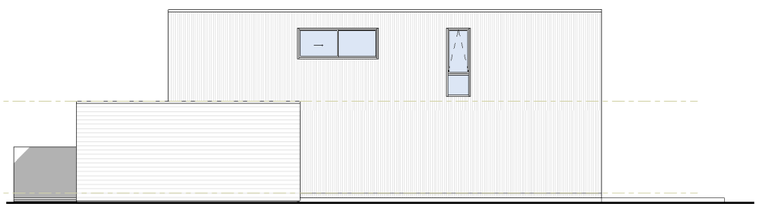


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N North Elevation
H04-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
H04-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
H04-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
H04-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H4

Floor Plans & Elevations

REV **A**

H04-01

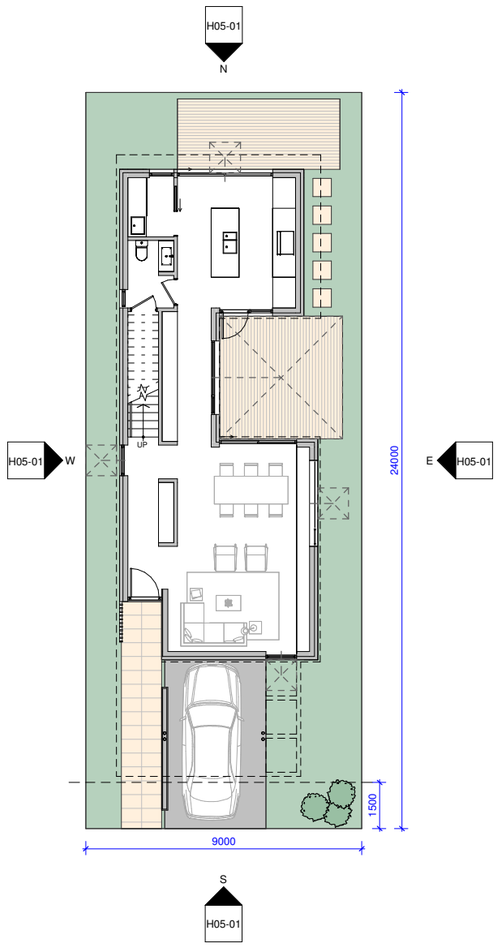
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KĀPITI ROAD DEVELOPMENT

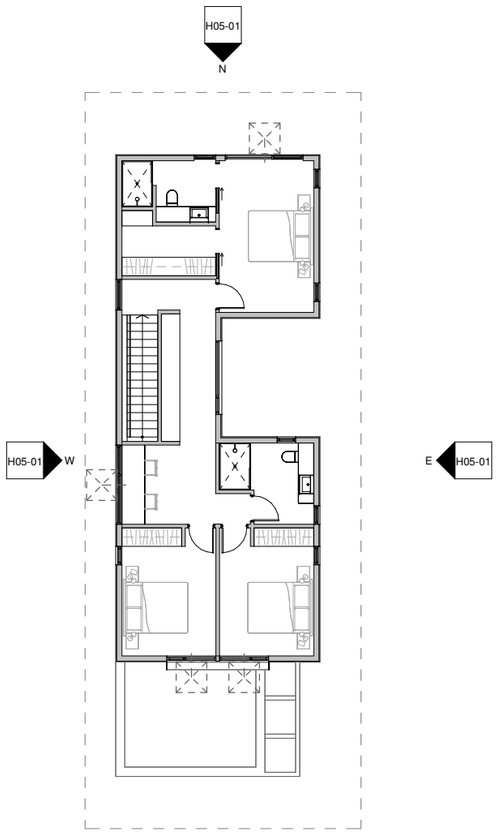
TYPOLOGY: HOUSE H5

STANDALONE HOUSE, 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
GF	86 m²
L1	93 m²
	179 m²

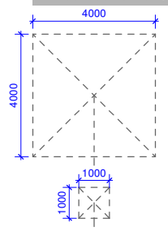


Typology H5 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H5 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

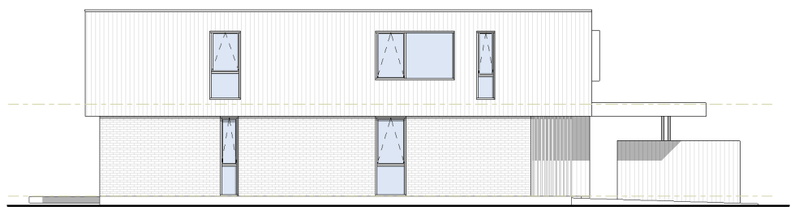


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N H05-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H05-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H05-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H05-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

Typology H5

Floor Plans & Elevations

REV **A**

H05-01

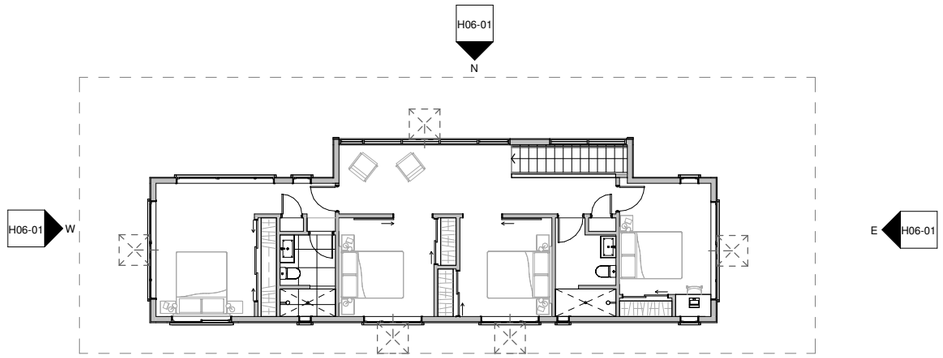
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KĀPITI ROAD DEVELOPMENT

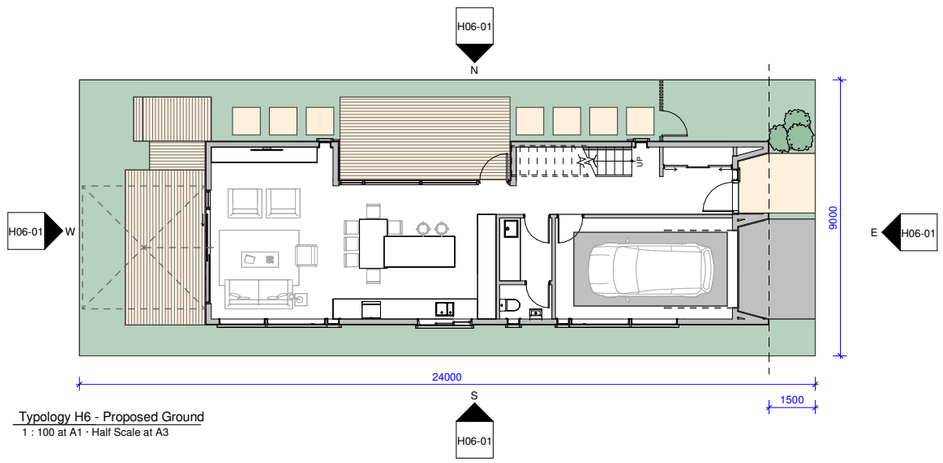
TYPOLOGY: HOUSE H6

STANDALONE HOUSE, 4 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	98 m²
L1	97 m²
	195 m²

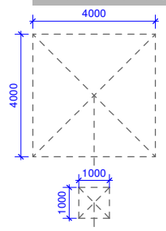


Typology H6 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H6 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N North Elevation
H06-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
H06-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
H06-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
H06-01 1 : 100 at A1 · Half Scale at A3

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A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

Typology H6

Floor Plans & Elevations

26008 REV

H06-01 **A**

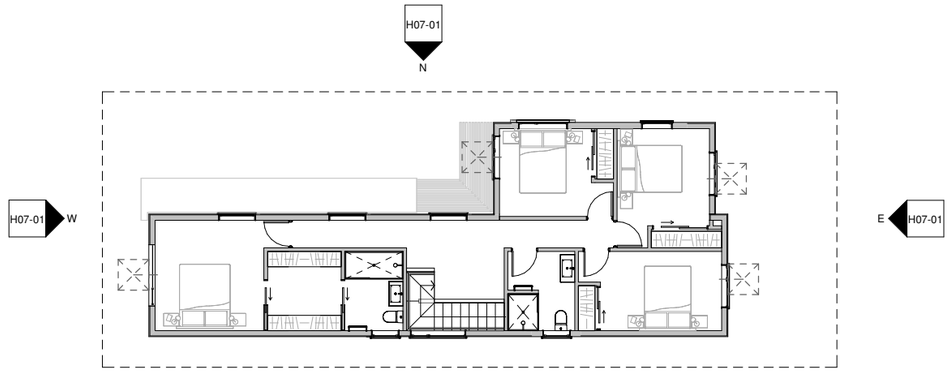
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KĀPITI ROAD DEVELOPMENT

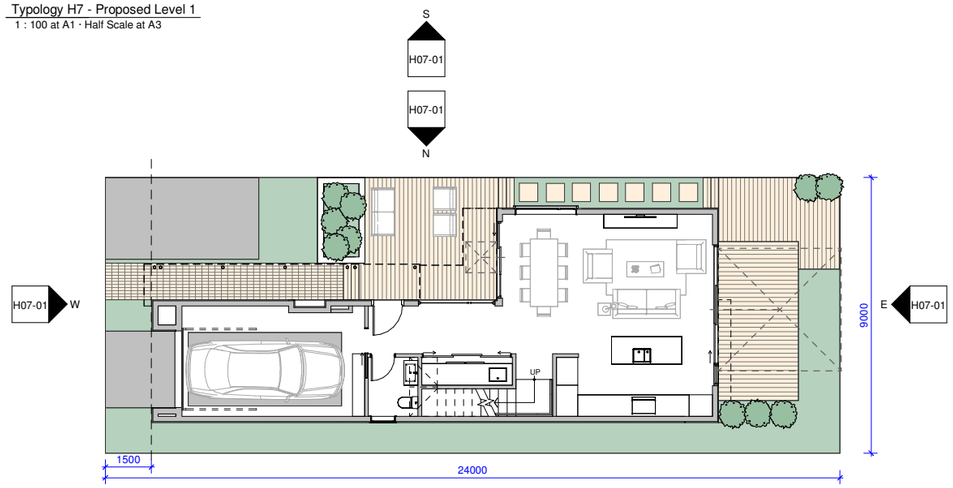
TYPOLOGY: HOUSE H7

STANDALONE HOUSE, 4 BEDROOMS, 1 GARAGE

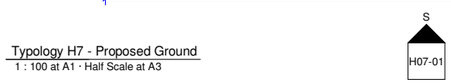
GROSS FLOOR AREAS	
Level	Area
GF	93 m²
L1	93 m²
	186 m²



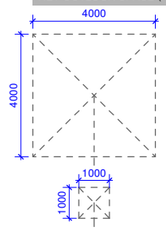
Typology H7 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H7 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

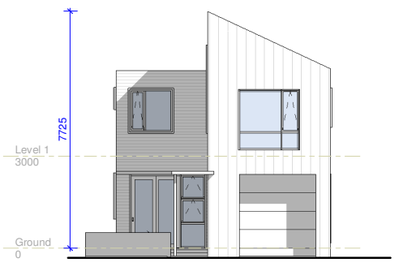


KEY OUTLOOK SPACE (RULE MCZ-R7-5)

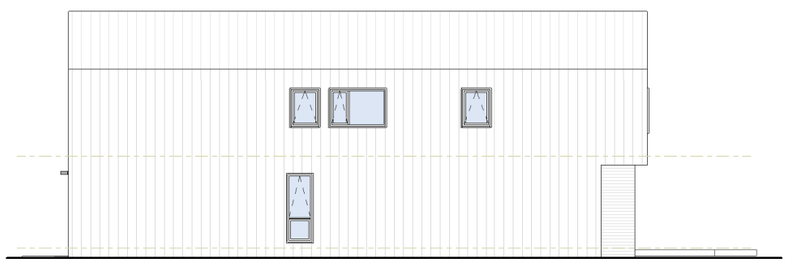


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



W West Elevation
H07-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
H07-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
H07-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
H07-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H7

Floor Plans & Elevations

REV **H07-01** **A**

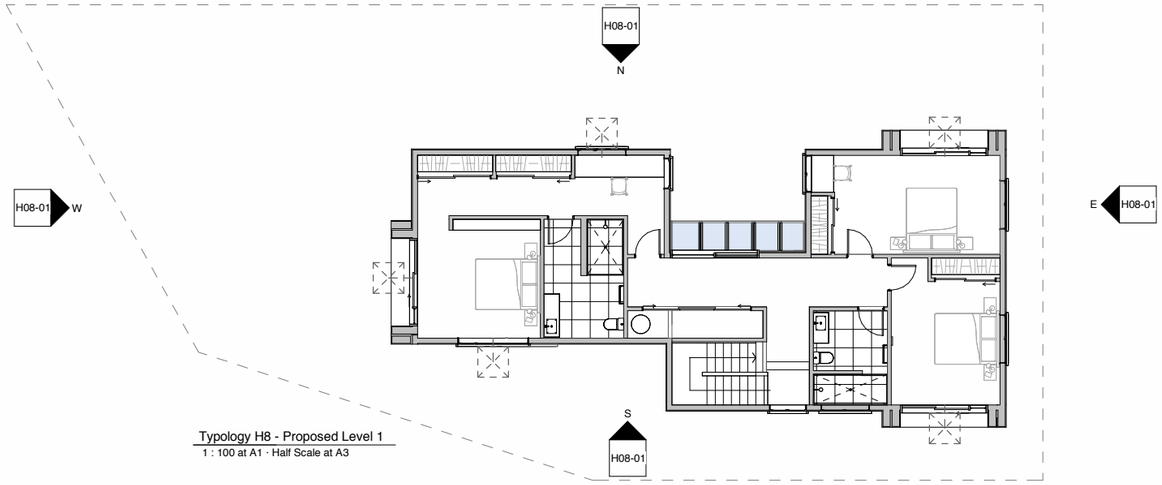
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KĀPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H8

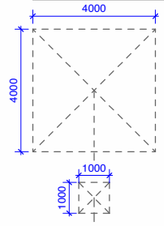
STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
GF	119 m²
L1	127 m²
	246 m²



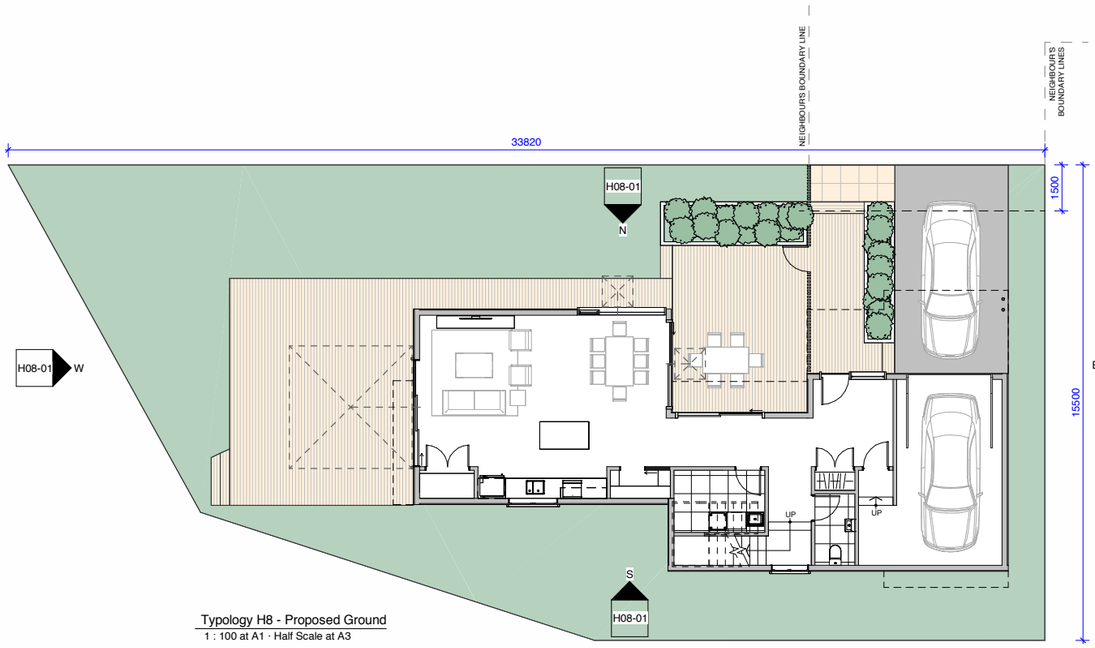
Typology H8 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



Typology H8 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



W H08-01 North Elevation
1 : 100 at A1 · Half Scale at A3



S H08-01 West Elevation
1 : 100 at A1 · Half Scale at A3



E H08-01 South Elevation
1 : 100 at A1 · Half Scale at A3



N H08-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H8

Floor Plans & Elevations

REV **H08-01** **A**

8/10/2026 5:40:16 pm

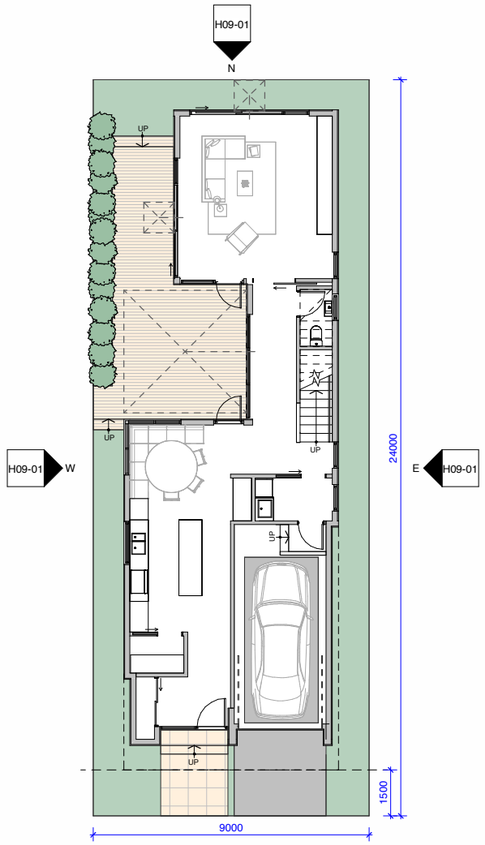
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KĀPITI ROAD DEVELOPMENT

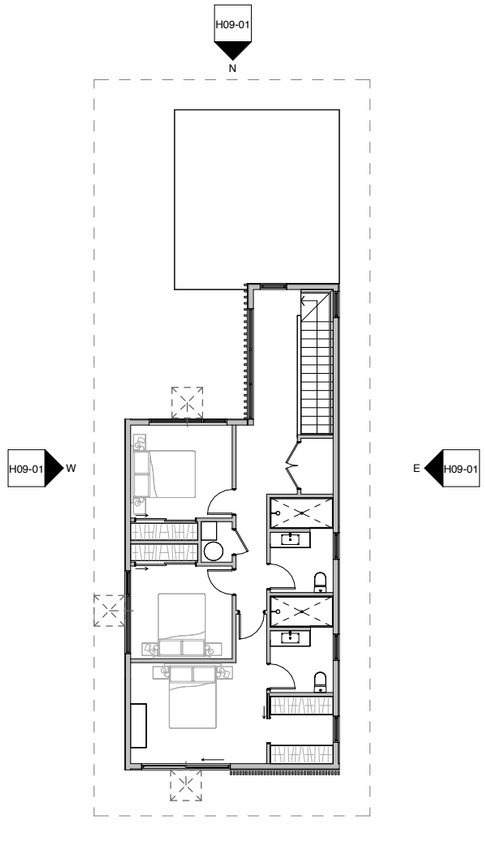
TYPOLOGY: HOUSE H9

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	114 m²
L1	87 m²
	201 m²

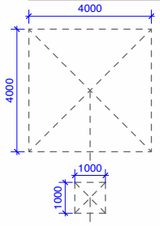


Typology H9 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H9 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

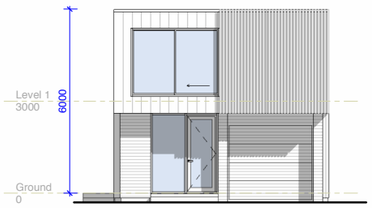
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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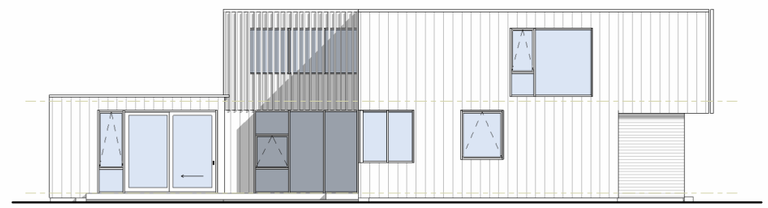
S H09-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H09-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N H09-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H09-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H9

Floor Plans & Elevations

REV **H09-01** **A**

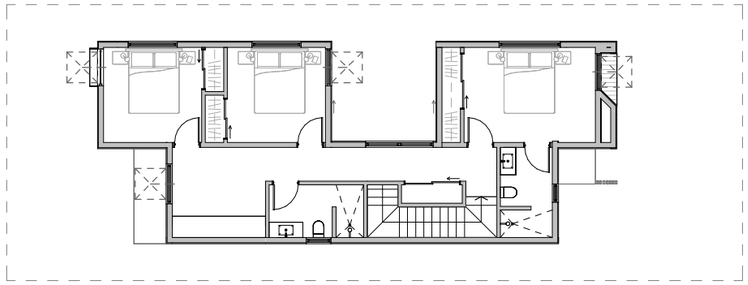
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KĀPITI ROAD DEVELOPMENT

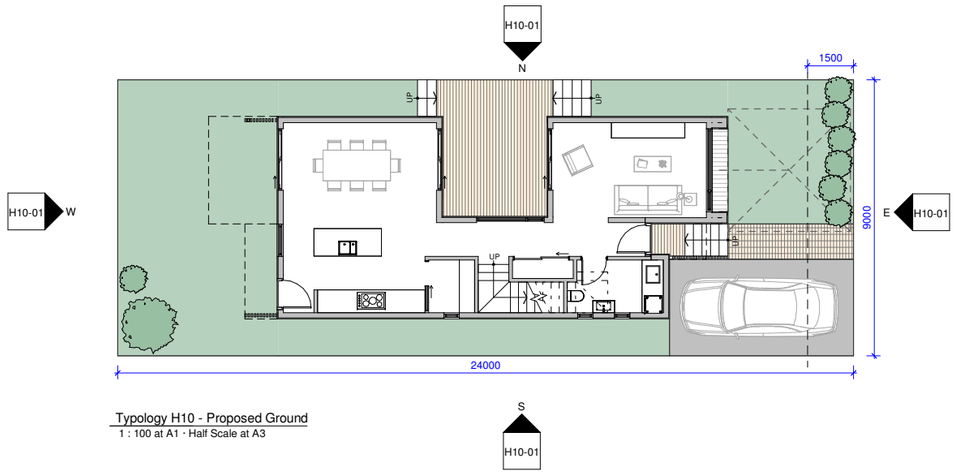
TYPOLOGY: HOUSE H10

HOUSE: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	**Area**
GF	78 m²
L1	81 m²
	159 m²



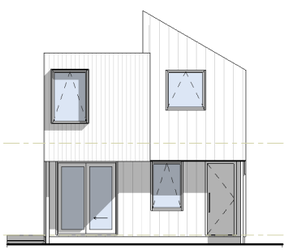
Typology H10 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H10 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



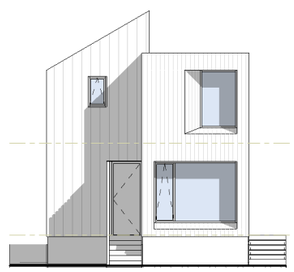
N H10-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H10-01 West Elevation
1 : 100 at A1 · Half Scale at A3

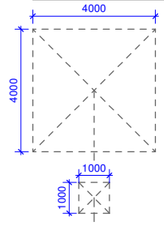


S H10-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H10-01 East Elevation
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology H10

Floor Plans & Elevations

REV **A**

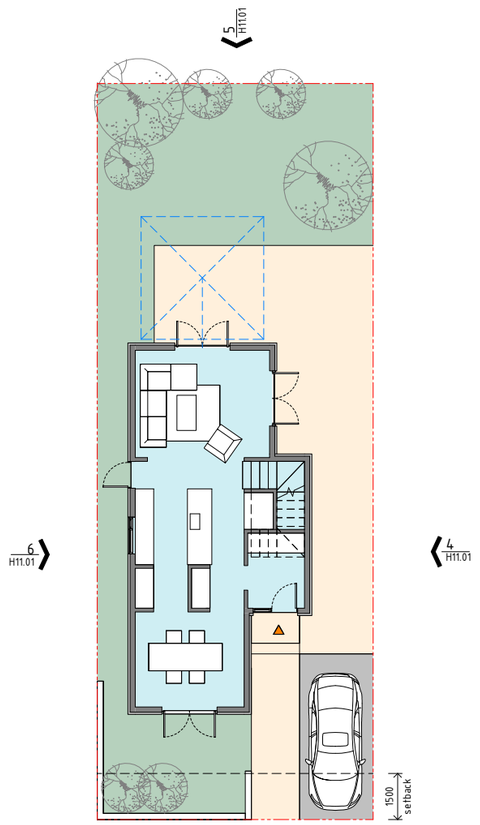
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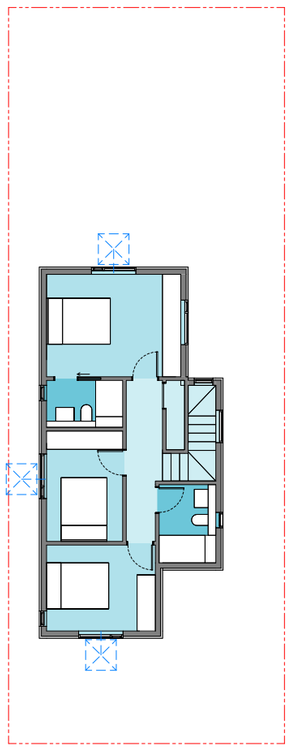
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H11

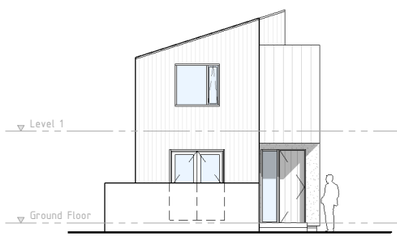
STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT



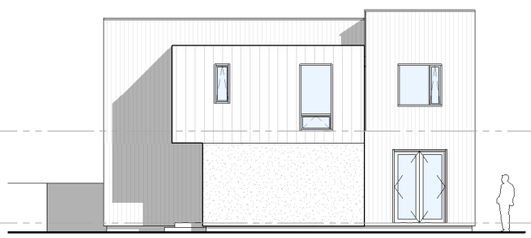
1 | H-11 Ground Floor
1 : 100



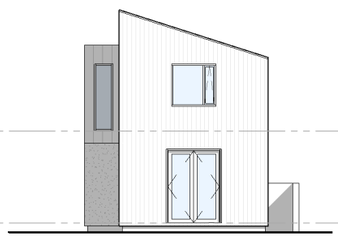
2 | H-11 First Floor
1 : 100



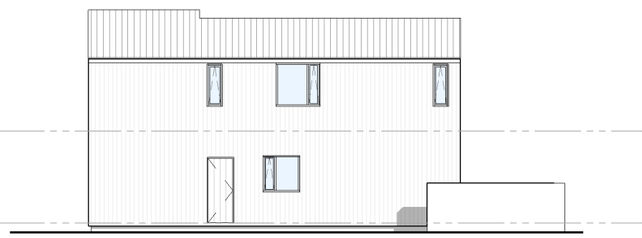
3 H11.01 | Elevation Street
1 : 100



4 H11.01 | Elevation Side Yard Right
1 : 100

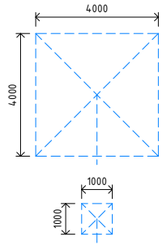


5 H11.01 | Elevation Rear
1 : 100



6 H11.01 | Elevation Side Yard - Left
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

Typology Gross Building Floor Areas

Level Name	Area
Ground	62.2 m^2
Level 1	59.6 m^2
	121.8 m^2

NOTES:
Areas and layouts are indicative only and subject to change.
North point varies depending on site location - refer Masterplan drawings for individual north points

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 11

1 : 100 @ A1

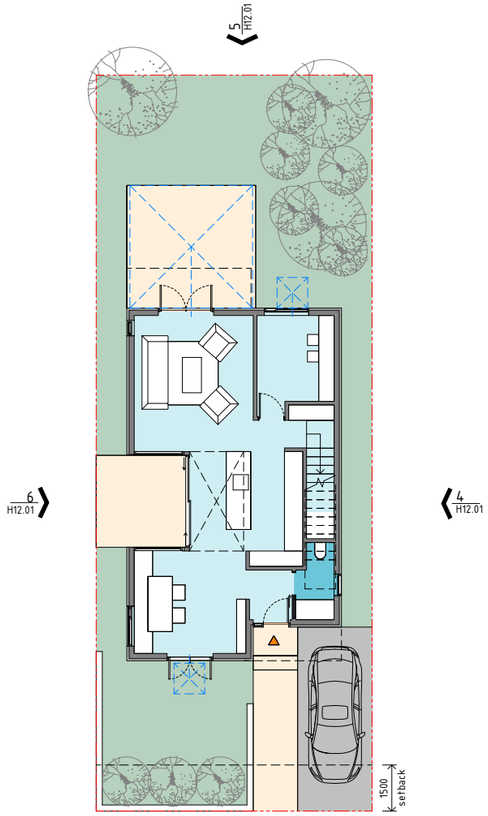
23-03

H11.01-A

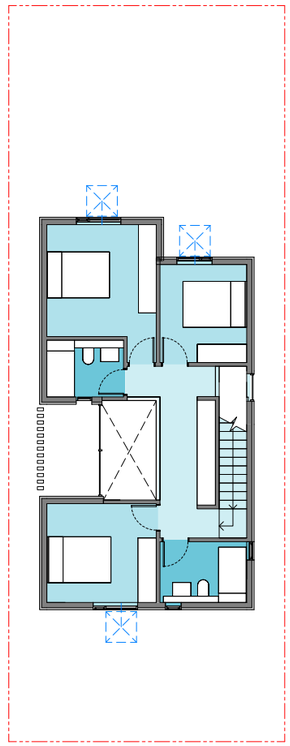
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H12

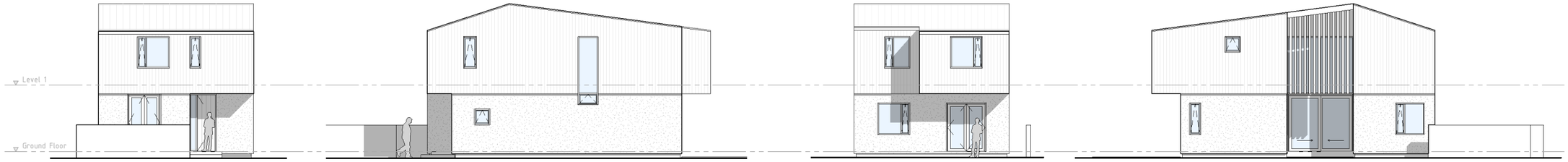
STANDALONE HOUSE, 3 BEDROOMS & STUDY, 1 CARPORT



1 | H-12 Ground Floor
1 : 100



2 | H-12 First Floor
1 : 100



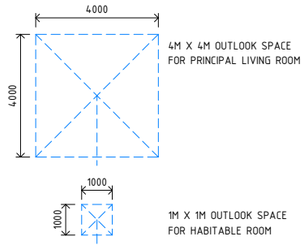
3 H12.01 | Elevation Street
1 : 100

4 H12.01 | Elevation Side Yard Right
1 : 100

5 H12.01 | Elevation Rear
1 : 100

6 H12.01 | Elevation Side yard - Left
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



Typology Gross Building Floor Areas

Level Name	Area
Ground	71.6 m²
Level 1	73.6 m²
	145.2 m²

NOTES:
Areas and layouts are indicative only and subject to change.
North point varies depending on site location - refer Masterplan drawings for individual north points

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 12

1 : 100 @ A1

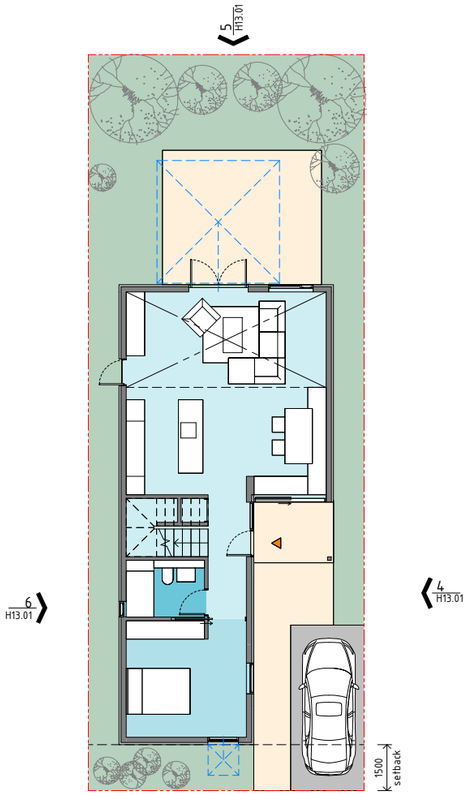
23-03

H12.01-A

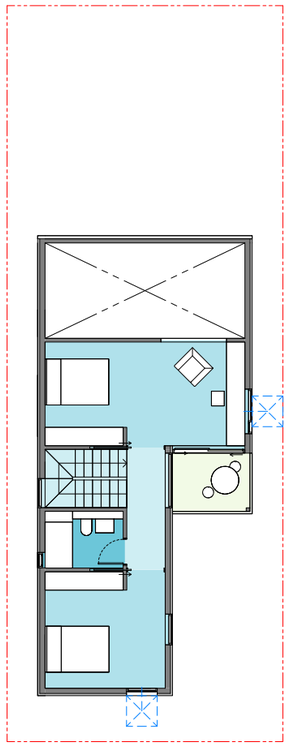
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H13

STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

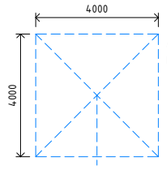


1 | H-13 Ground Floor
1 : 100



2 | H-13 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



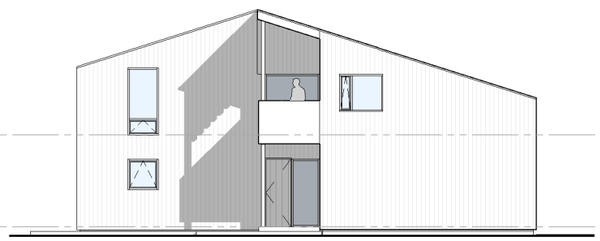
1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

Typology Gross Building Floor Areas

Level Name	Area
Ground	84.4 m^2
Level 1	78.7 m^2
Balcony	5.2 m^2
	168.4 m^2



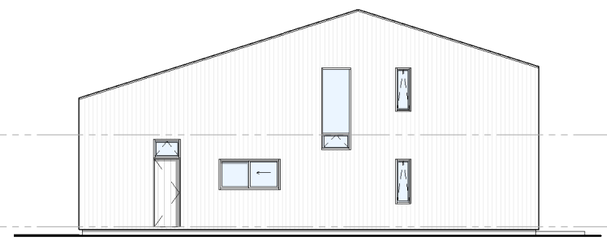
3 | Elevation Street
H13.01 | 1 : 100



4 | Elevation Side Yard Right
H13.01 | 1 : 100



5 | Elevation Rear
H13.01 | 1 : 100



6 | Elevation Side Yard - Left
H13.01 | 1 : 100

NOTES:
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North point varies depending on site location - refer Masterplan drawings for individual north points

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105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 13

1 : 100 @ A1

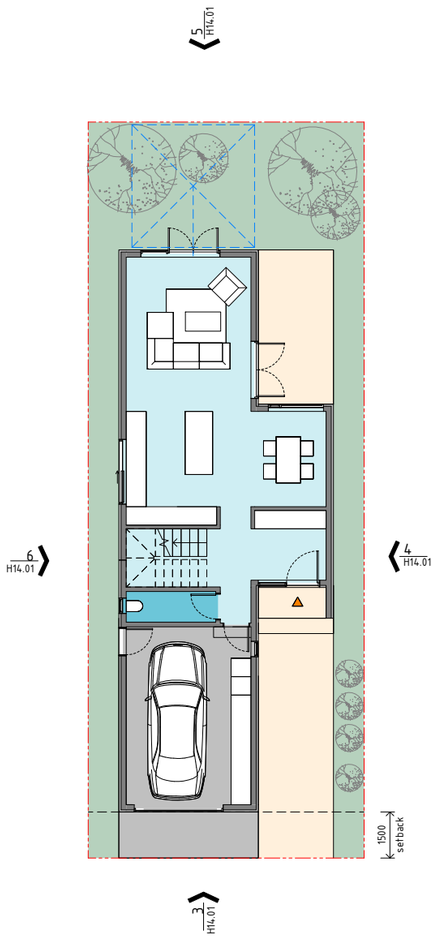
23-03

H13.01-A

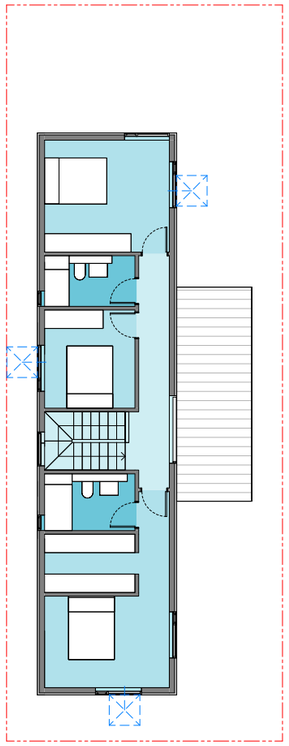
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H14

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

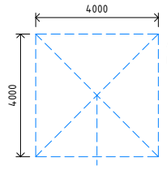


1 | H-14 Ground Floor
1 : 100



2 | H-14 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



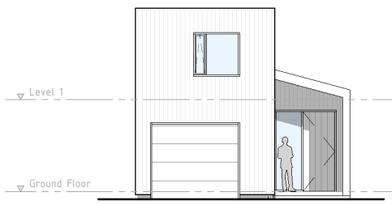
4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



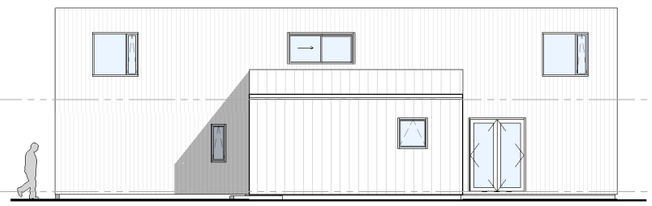
1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

Typology Gross Building Floor Areas

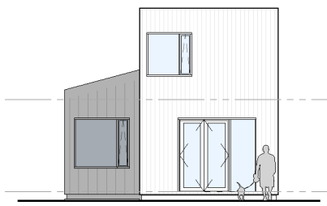
Level Name	Area
Ground	98.1 m²
Level 1	80.7 m²
	178.7 m²



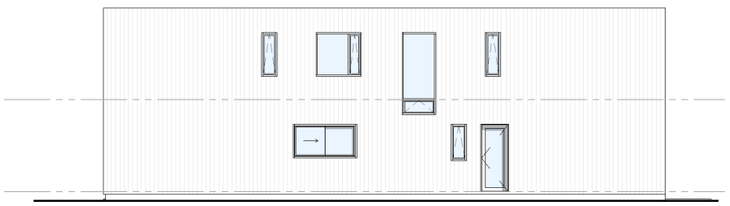
3 | Elevation Street
H14.01 | 1 : 100



4 | Elevation Side Yard Right
H14.01 | 1 : 100



5 | Elevation Rear
H14.01 | 1 : 100



6 | Elevation Side Yard - Left
H14.01 | 1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 14

1 : 100 @ A1

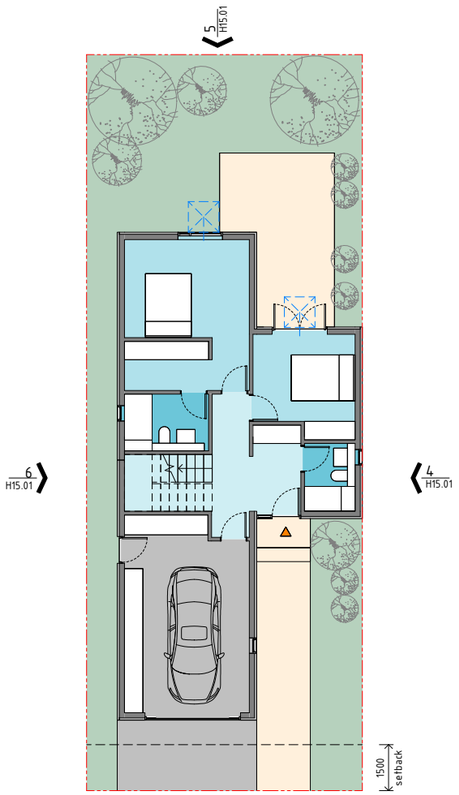
23-03

H14.01-A

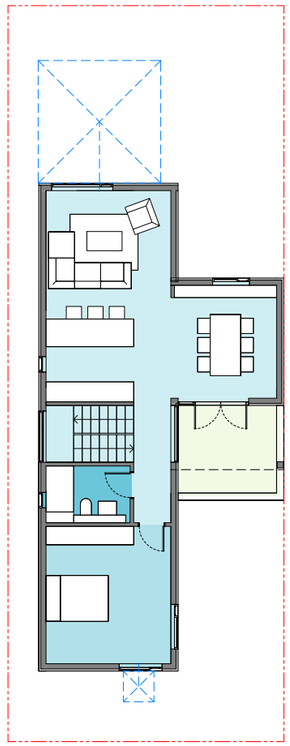
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H15

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

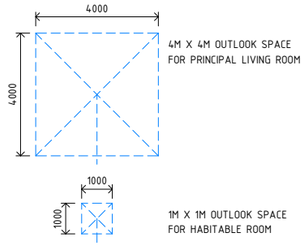


1 | H-15 Ground Floor
1 : 100



2 | H-15 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

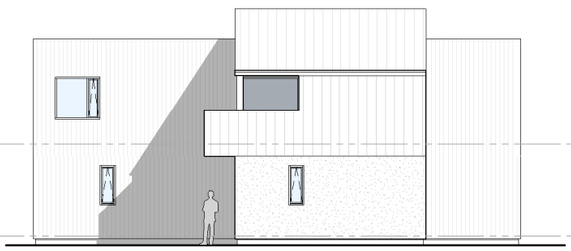


Typology Gross Building Floor Areas

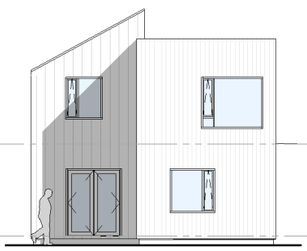
Level Name	Area
Ground	94.0 m²
Level 1	84.1 m²
Balcony	9.1 m²
	187.2 m²



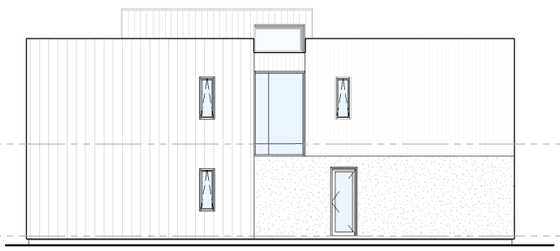
3 H15.01 | Elevation Street
1 : 100



4 H15.01 | Elevation Side Yard Right
1 : 100



5 H15.01 | Elevation Rear
1 : 100



6 H15.01 | Elevation Side Yard Left
1 : 100

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athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 15

1 : 100 @ A1

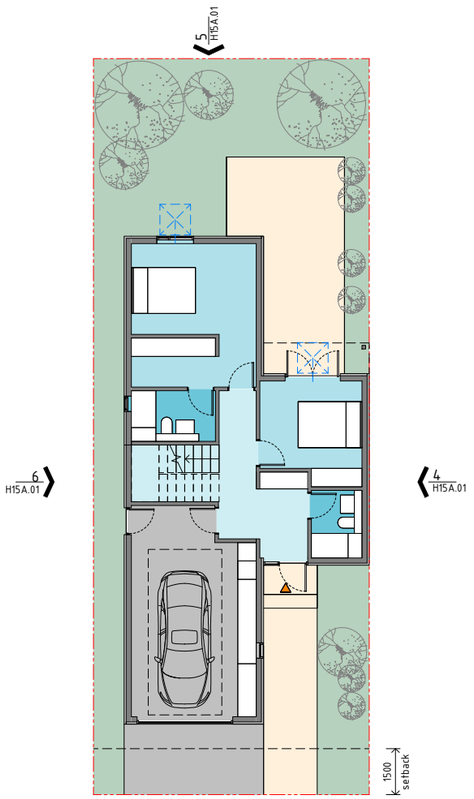
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H15.01-A

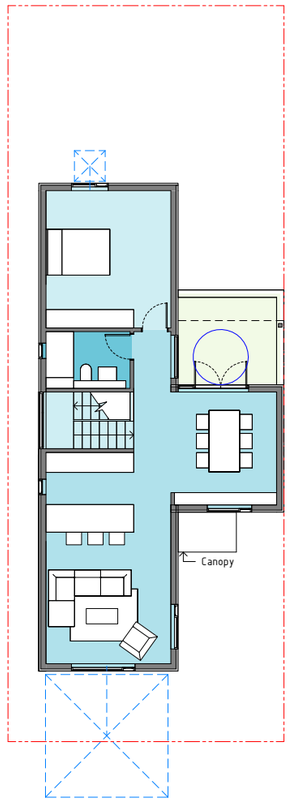
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H15A

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

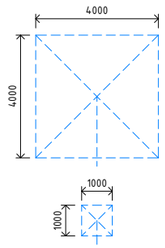


1 | H-15A Ground Floor
1 : 100



2 | H-15A First Floor
1 : 100

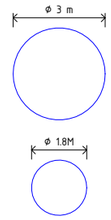
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY OUTDOOR SPACE (RULE MCZ-R7-4)

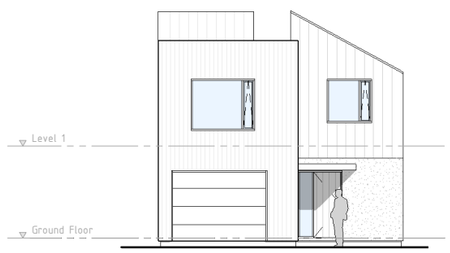


20M² MIN. OUTDOOR LIVING SPACE
GROUND LEVEL MINIMUM DIMENSION
3M

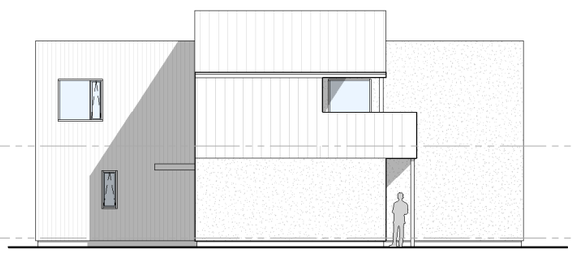
8M² MIN. OUTDOOR LIVING SPACE
ABOVE GROUND BALCONY MINIMUM
DIMENSION 1.8M

Typology Gross Building Floor Areas

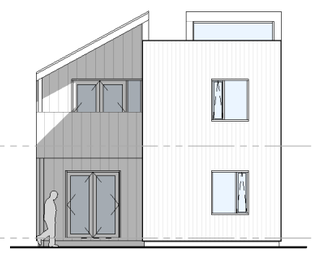
Level Name	Area
Ground	94.0 m²
Level 1	81.0 m²
Balcony	9.1 m²
	184.1 m²



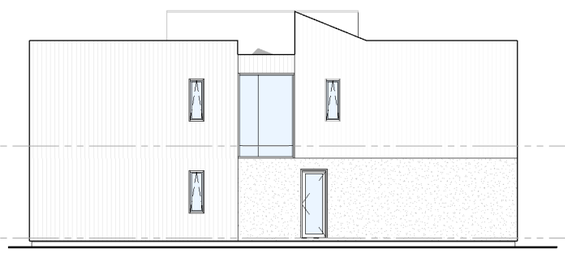
3 H15A.01 | Elevation Street
1 : 100



4 H15A.01 | Elevation Side Yard Right
1 : 100



5 H15A.01 | Elevation Rear
1 : 100



6 H15A.01 | Elevation Side Yard Left
1 : 100

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NEW ZEALAND
TEL 64 4 499 1727
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architects
athfield architects limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 15A

1 : 100 @ A1

23-03

H15A.01-A

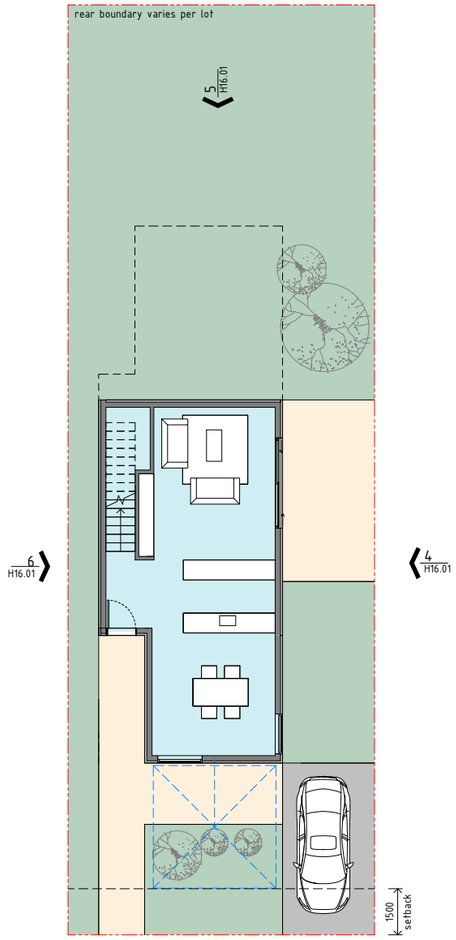
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H16

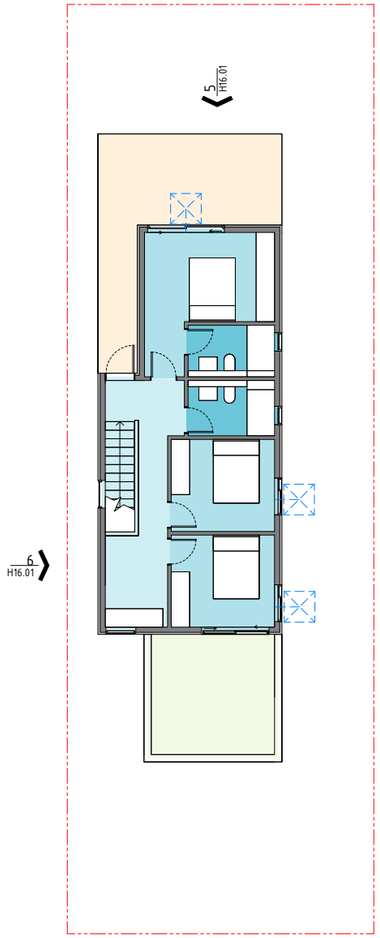
STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

HILL PRECINCT

A1.12



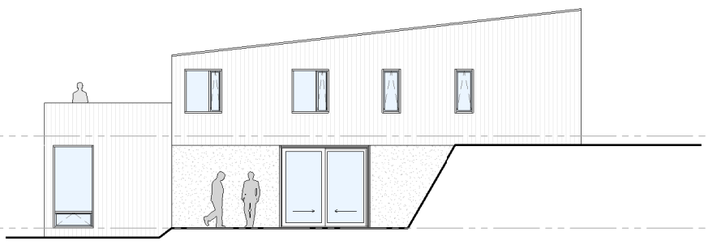
1 H-16 Ground Floor
1 : 100



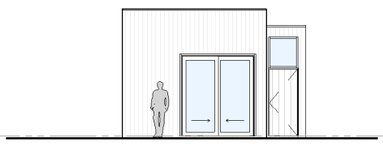
2 H-16 First Floor
1 : 100



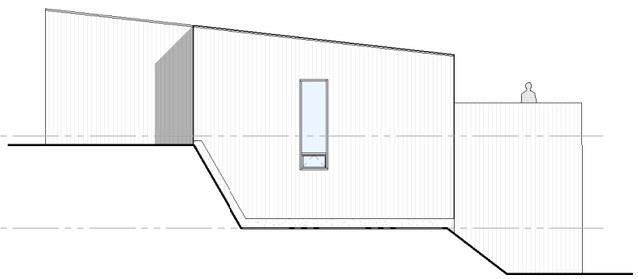
3 H16.01 Elevation - Street
1 : 100



4 H16.01 Elevation Side Yard Right
1 : 100

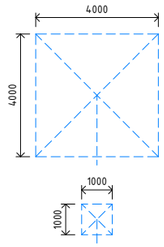


5 H16.01 Elevation Garden
1 : 100



6 H16.01 Elevation Side Yard - Left
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



Gross Floor Area (H16)

Level	Area
Ground	64.8 m²
HT-16 First Floor	73.9 m²
Grand total	138.7 m²

NOTES:
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architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 16

1 : 100 @ A1

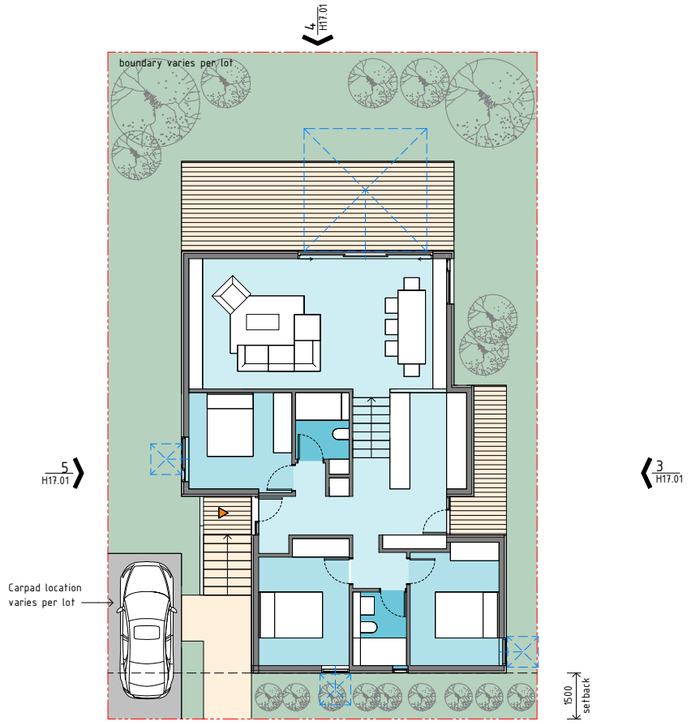
23-03

H16.01-A

KAPITI ROAD DEVELOPMENT

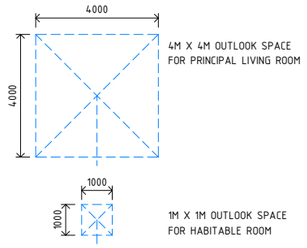
TYPOLOGY: HOUSE H17

3 BEDROOMS, 1 CARPAD



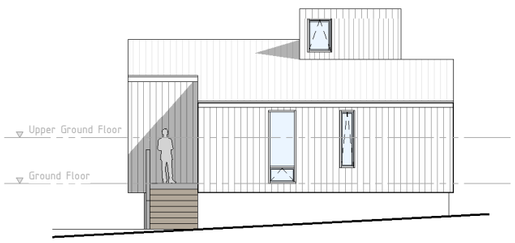
1 | H- 17 Ground Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

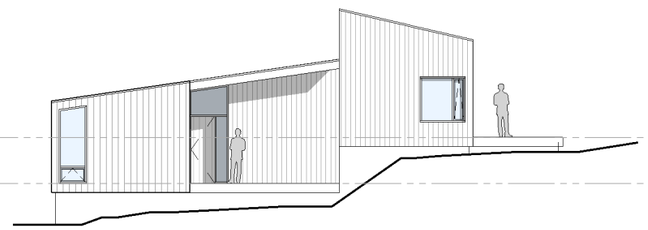


Gross Floor Area (H17)

Typology	Level	Area
H17	Ground	119.0 m²



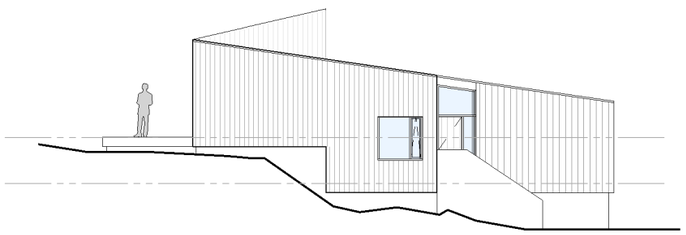
2 H17.01 | Elevation - Drive
1 : 100



3 H17.01 | Elevation Side Yard Right
1 : 100



4 H17.01 | Elevation Garden
1 : 100



5 H17.01 | Elevation Side Yard - Left
1 : 100

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NEW ZEALAND
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FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 17

1 : 100 @ A1

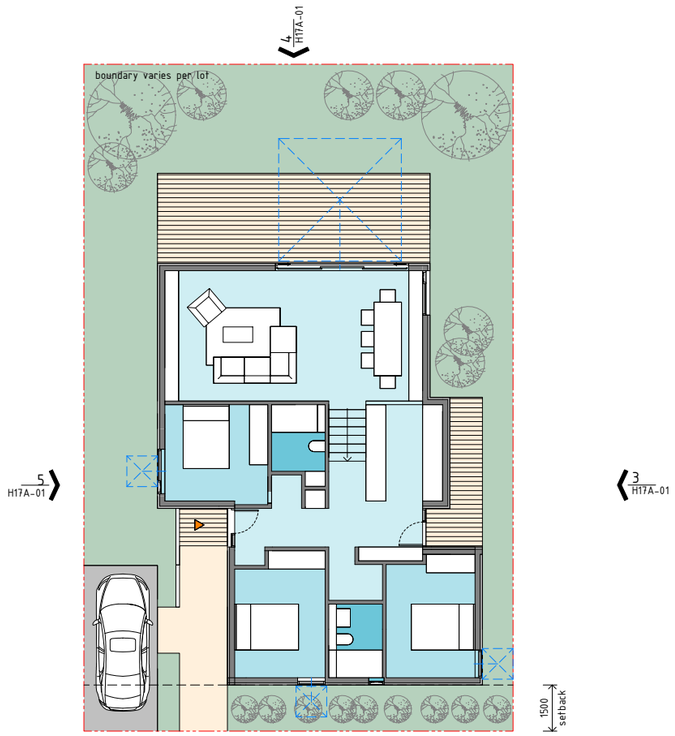
23-03

H17.01-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H17A

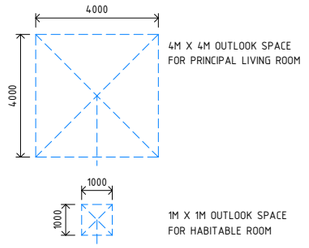
3 BEDROOMS, 1 CARPAD



Carpad location varies per lot

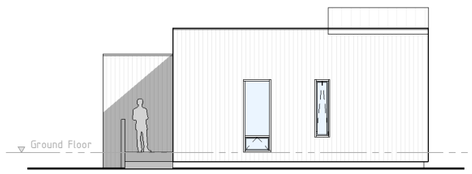
1 | H- 17A Ground Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

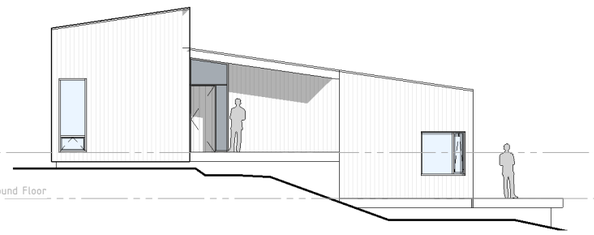


Gross Floor Area (H17A)

Typology	Level	Area
H17A	Ground	119.0 m^2



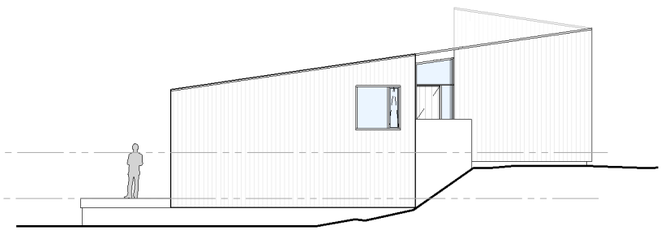
2 | H17A-01 | Elevation - Street
1 : 100



3 | H17A-01 | Elevation Side Yard Right
1 : 100



4 | H17A-01 | Elevation Garden
1 : 100



5 | H17A-01 | Elevation Side Yard - Left
1 : 100

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architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 17A

23-03

1 : 100 @ A1

H17A-01-A

KAPITI ROAD DEVELOPMENT

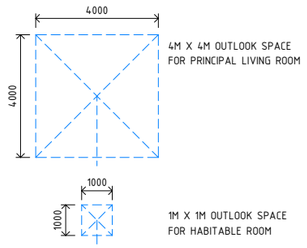
TYPOLOGY: HOUSE H18

4 BEDROOMS, 1 GARAGE

HILL PRECINCT

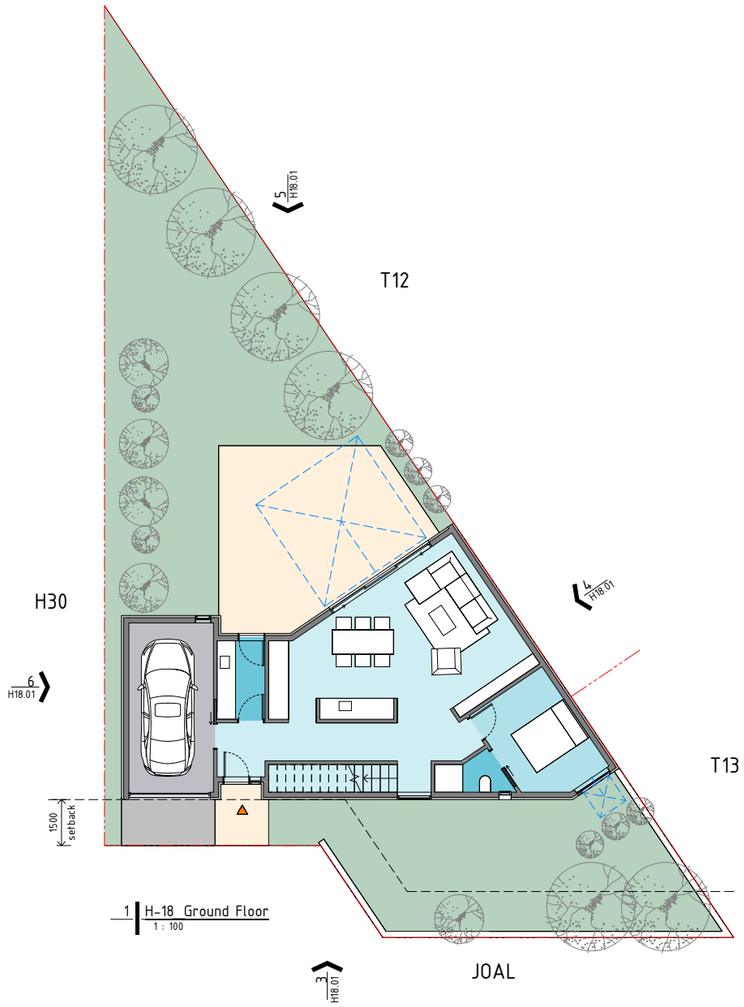
A1.11

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

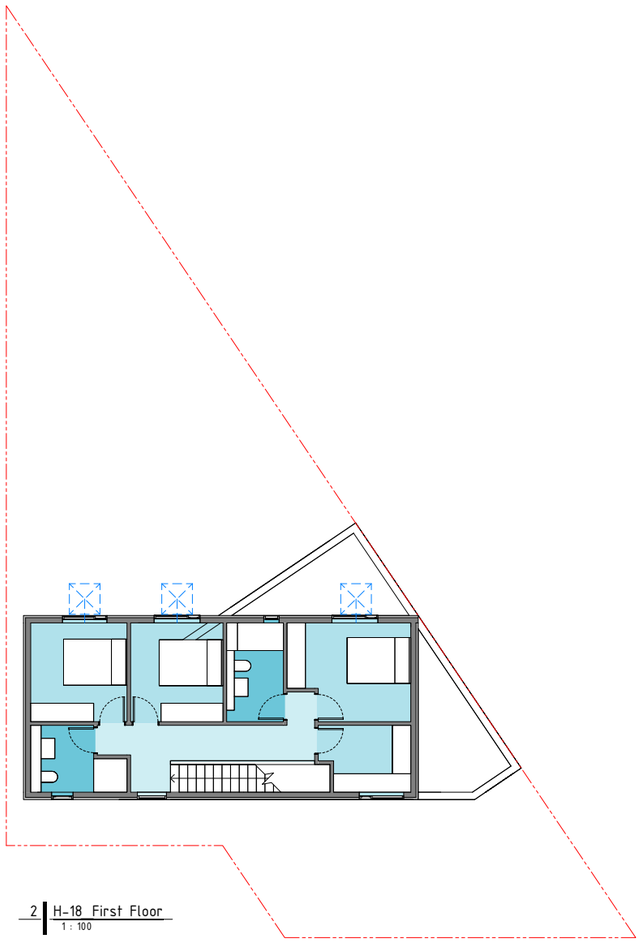


Typology Gross Building Floor Areas

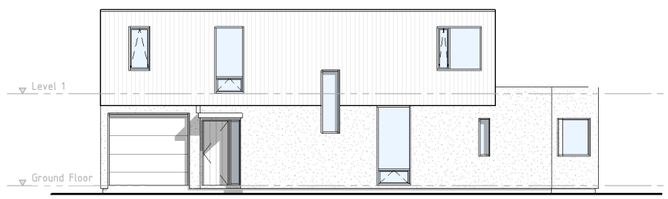
Level Name	Area
Ground	95.9 m²
Level 1	72.0 m²
	167.9 m²



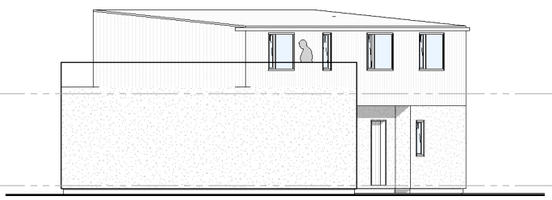
1 H-18 Ground Floor
1 : 100



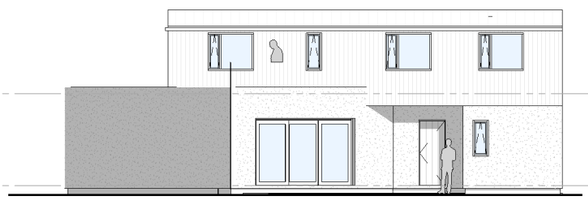
2 H-18 First Floor
1 : 100



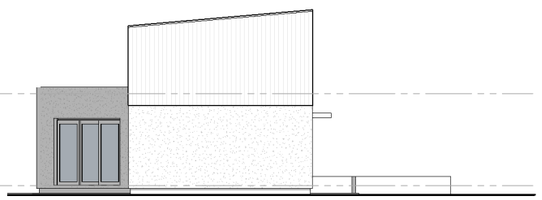
3 H18.01 Elevation Front
1 : 100



4 H18.01 Elevation Side Yard Right
1 : 100



5 H18.01 Elevation Rear
1 : 100



6 H18.01 Elevation Side Yard Left
1 : 100

NOTES:
Areas and layouts are indicative only and subject to change.
North point varies depending on site location - refer Masterplan drawings for individual north points

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield architects limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 18

1 : 100 @ A1

23-03

H18.01-A

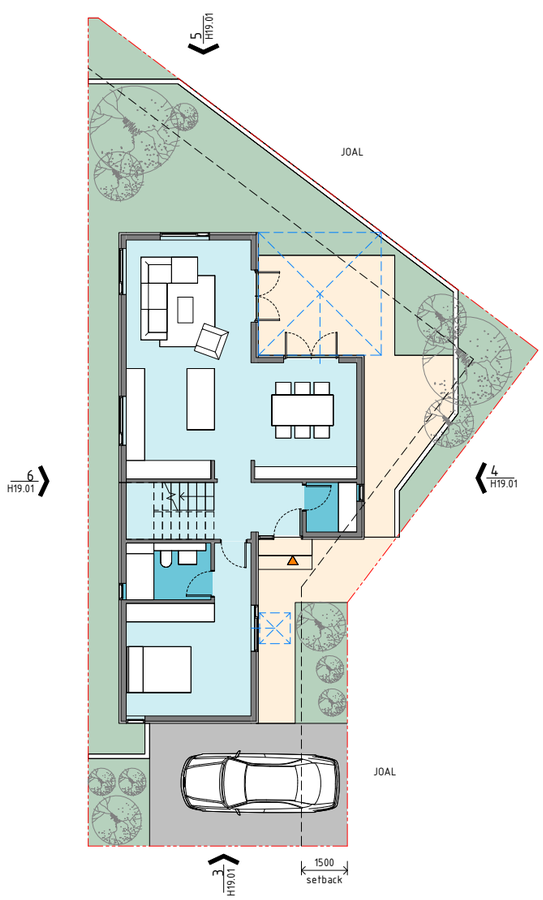
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H19

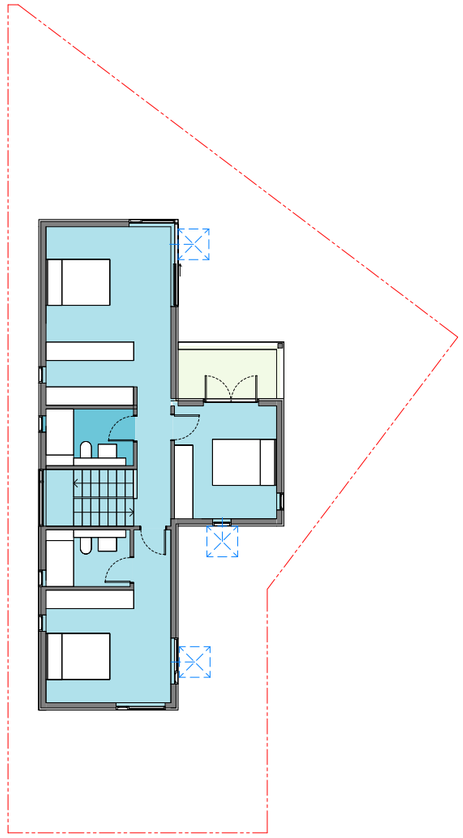
STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

HILL PRECINCT

A1.10

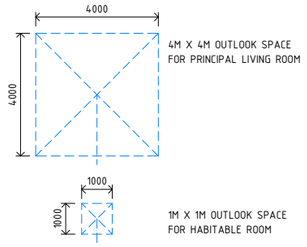


1 | H-19 Ground Floor
1 : 100



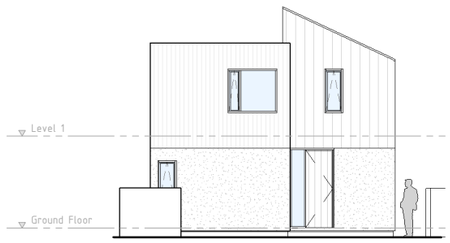
2 | H-19 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

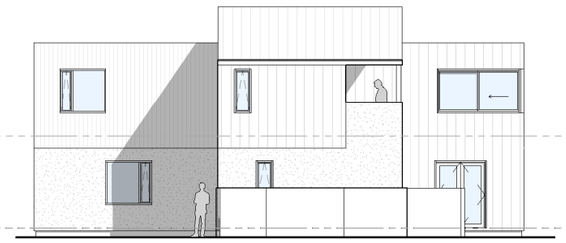


Typology Gross Building Floor Areas

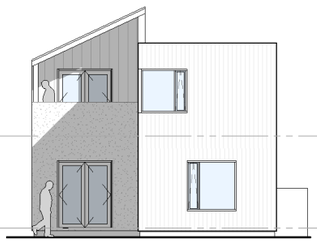
Level Name	Area
Ground	93.1 m²
Level 1	81.4 m²
Balcony	5.1 m²
	179.6 m²



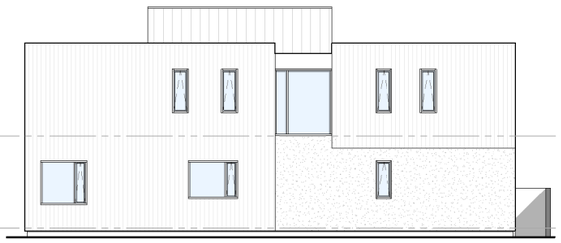
3 H19.01 | Elevation Street
1 : 100



4 H19.01 | Elevation Side Yard Right
1 : 100



5 H19.01 | Elevation Rear
1 : 100



6 H19.01 | Elevation Side Yard Left
1 : 100

NOTES:
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105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 19

1 : 100 @ A1

23-03

H19.01-A

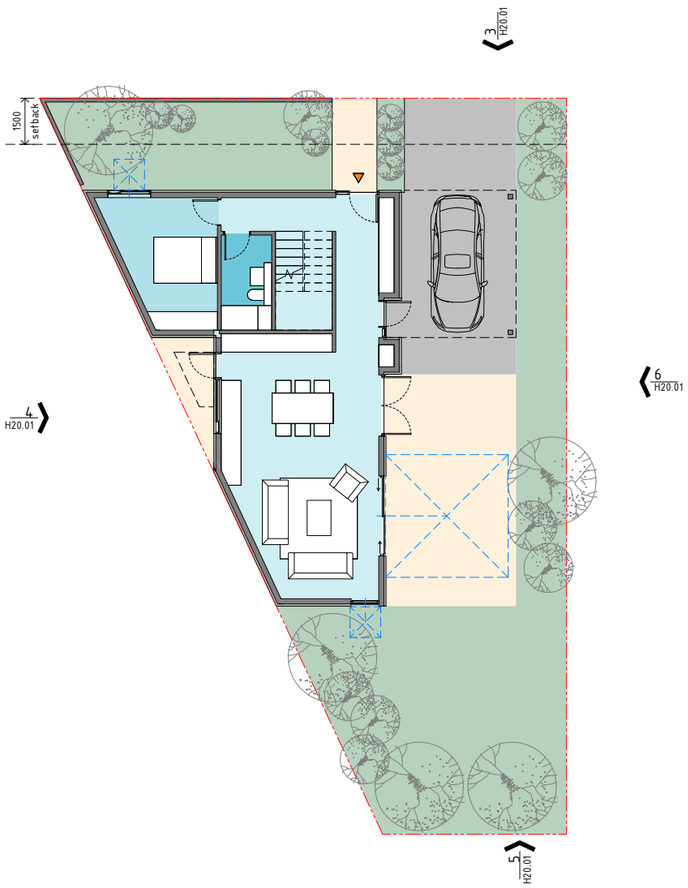
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H20

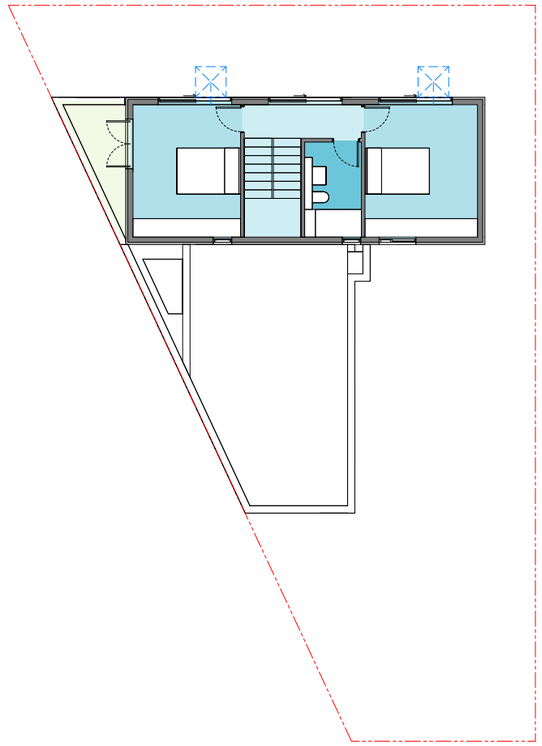
STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

WETLAND PRECINCT

A1.16

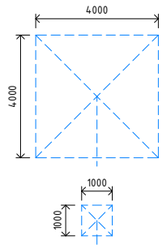


1 H-20 Ground Floor
1 : 100



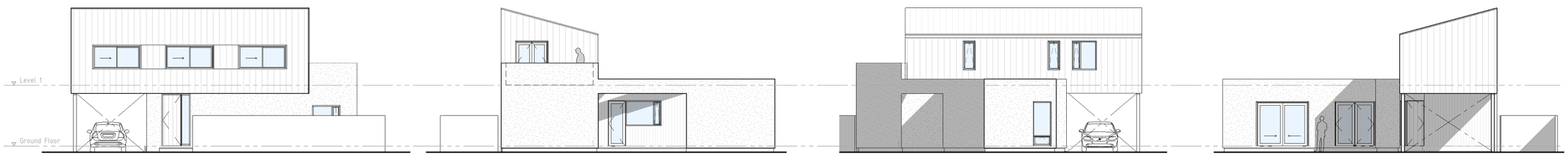
2 H-20 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



Typology Gross Building Floor Areas

Level Name	Area
Ground	89.3 m²
Level 1	50.3 m²
Balcony	4.5 m²
	144.1 m²



3 H20.01 Elevation Street
1 : 100

4 H20.01 Elevation Side Yard Right
1 : 100

5 H20.01 Elevation Rear
1 : 100

6 H20.01 Elevation Side Yard Left
1 : 100

NOTES:
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PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 20

1 : 100 @ A1

23-03

H20.01-A

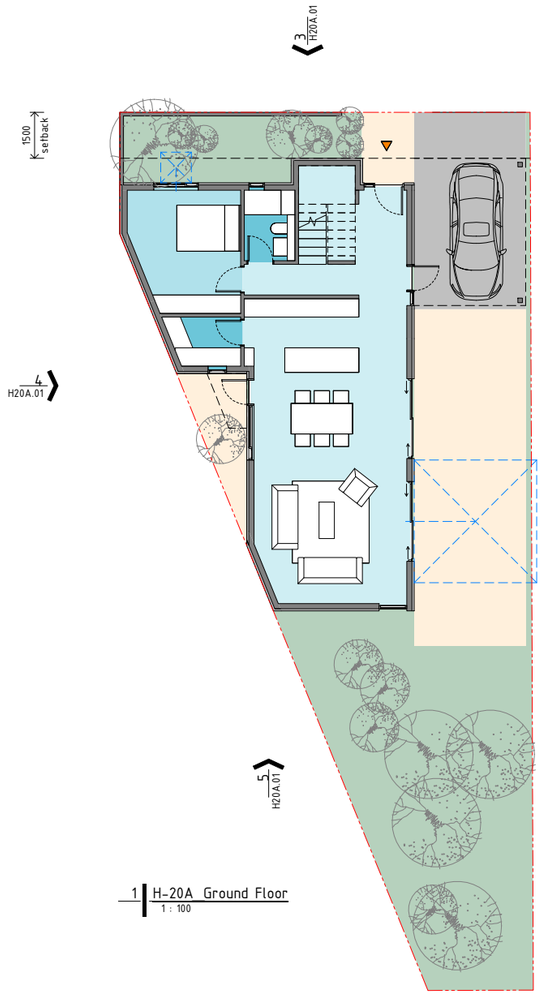
KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H20A

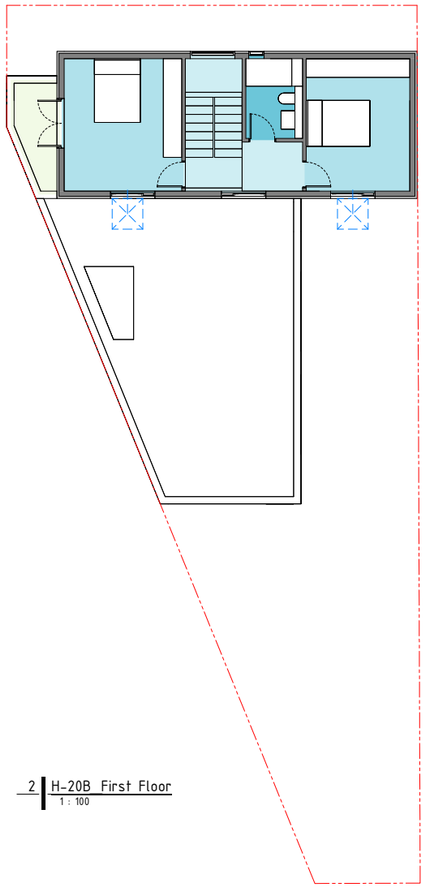
STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

HILL PRECINCT

A1.11

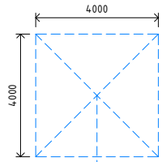


1 | H-20A Ground Floor
1 : 100



2 | H-20B First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



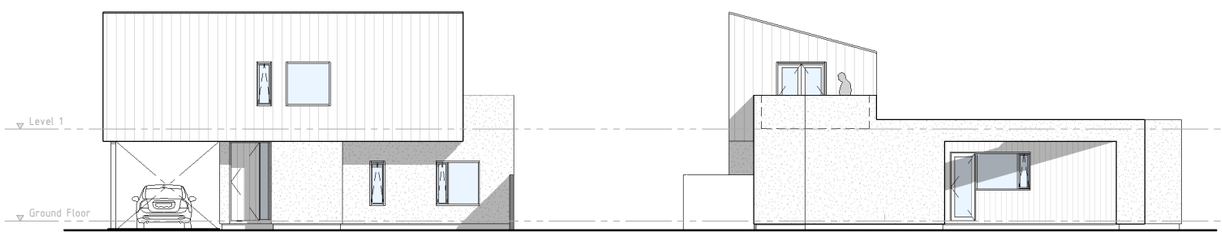
4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

Typology Gross Building Floor Areas

Level Name	Area
Ground	98.7 m²
Level 1	50.5 m²
Balcony	4.0 m²
	153.1 m²



3 | H20A.01 Elevation Street
1 : 100

4 | H20A.01 Elevation Side Yard Right
1 : 100

5 | H20A.01 Elevation Rear
1 : 100

6 | H20A.01 Elevation Side Yard Left
1 : 100

NOTES:
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WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 20A

1 : 100 @ A1

23-03

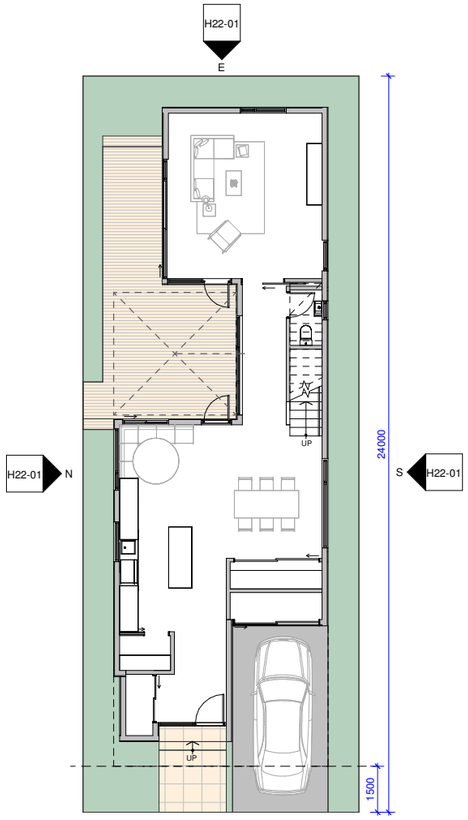
H20A.01-A

KĀPITI ROAD DEVELOPMENT

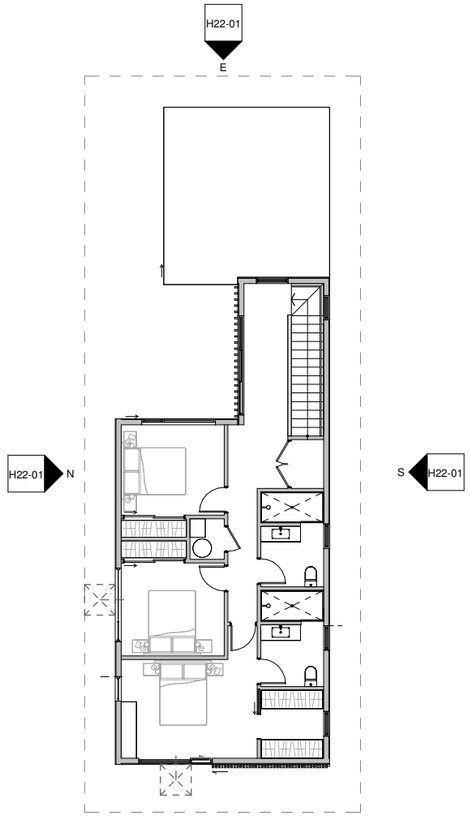
TYPOLOGY: HOUSE H22

STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

GROSS FLOOR AREAS	
Level	Area
GF	105 m²
L1	87 m²
	191 m²

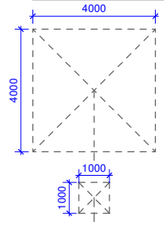


Typology H22 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H22 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

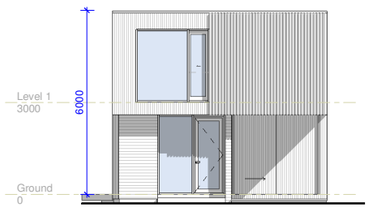
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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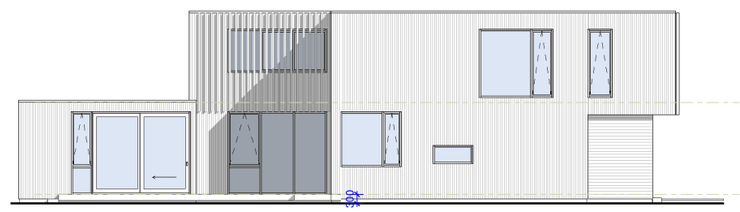
W H22-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H22-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H22-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N H22-01 North Elevation
1 : 100 at A1 · Half Scale at A3

RESOURCE CONSENT

HERRIOT MELHUISH O'NEILL ARCHITECTS

WELLINGTON LEVEL 1
276 WAKEFIELD STREET
PO BOX 6570 WGTN 6140
WWW.HMOA.NET.NZ

TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology H22

Floor Plans & Elevations

REV **H22-01** **A**

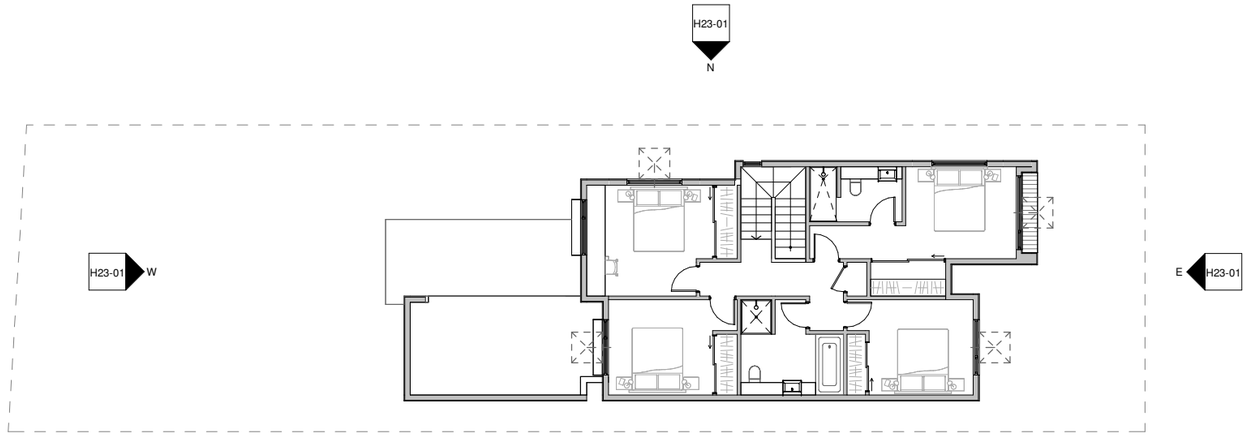
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KĀPITI ROAD DEVELOPMENT

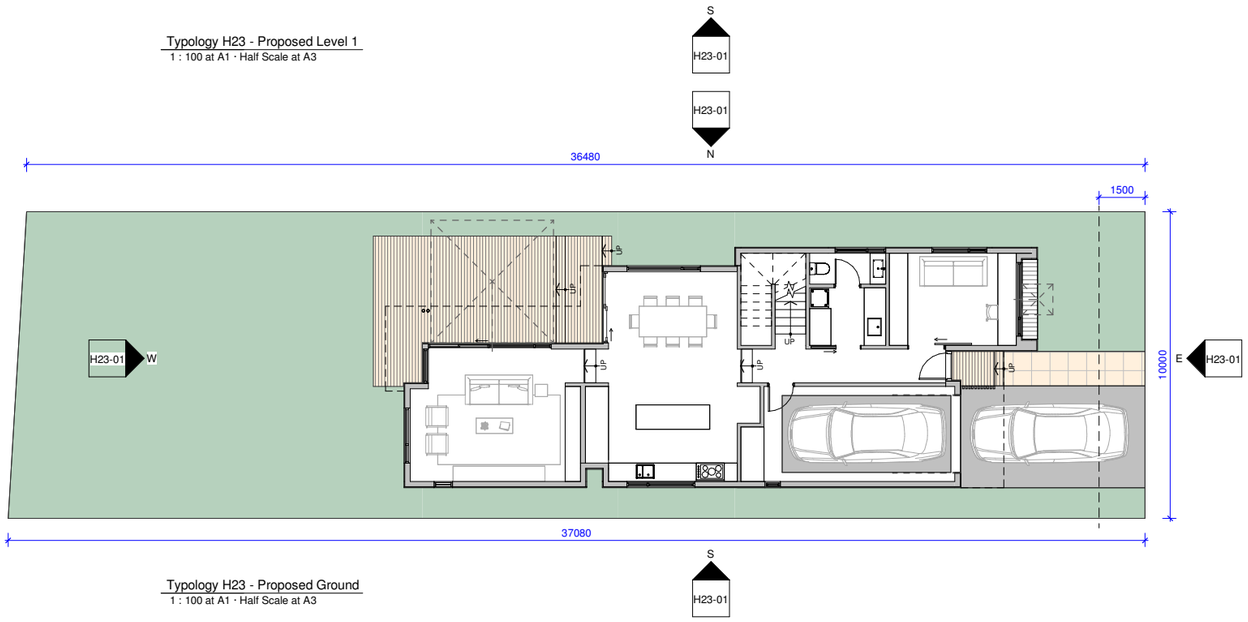
TYPOLOGY: HOUSE H23

STANDALONE HOUSE, 4 BEDROOMS, 1 STUDY, SINGLE GARAGE, 1 CAR SPACE

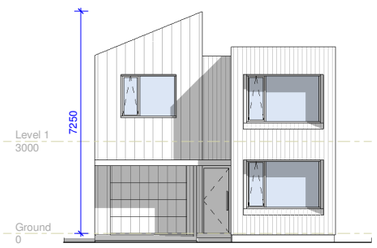
GROSS FLOOR AREAS	
Level	Area
GF	126 m²
L1	95 m²
	220 m²



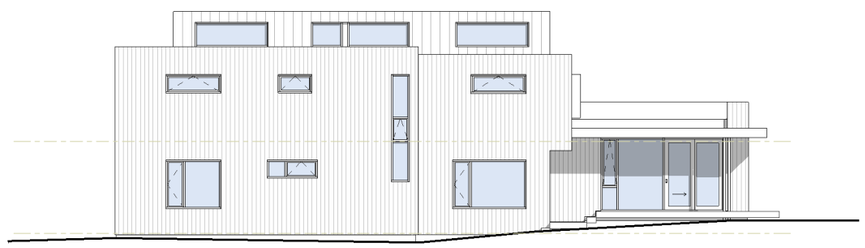
Typology H23 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H23 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



E H23-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N H23-01 North Elevation
1 : 100 at A1 · Half Scale at A3

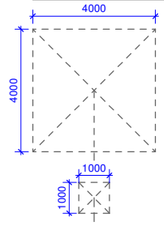


W H23-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H23-01 South Elevation
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

N

Typology H23

Floor Plans & Elevations

REV **H23-01** **A**

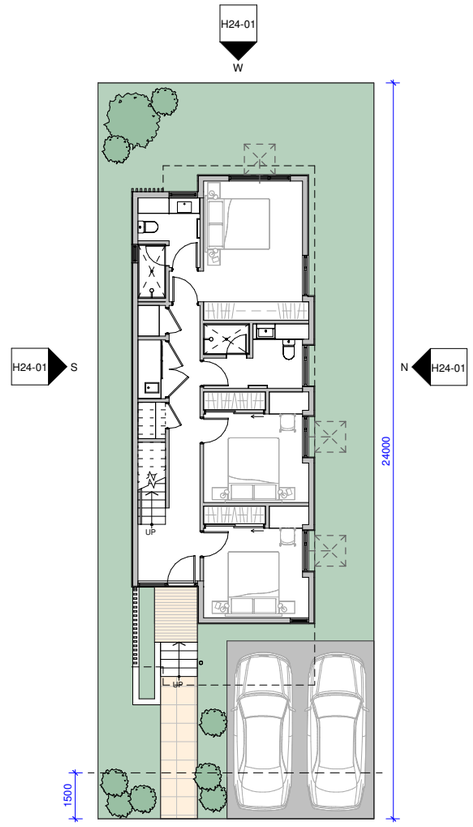
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KĀPITI ROAD DEVELOPMENT

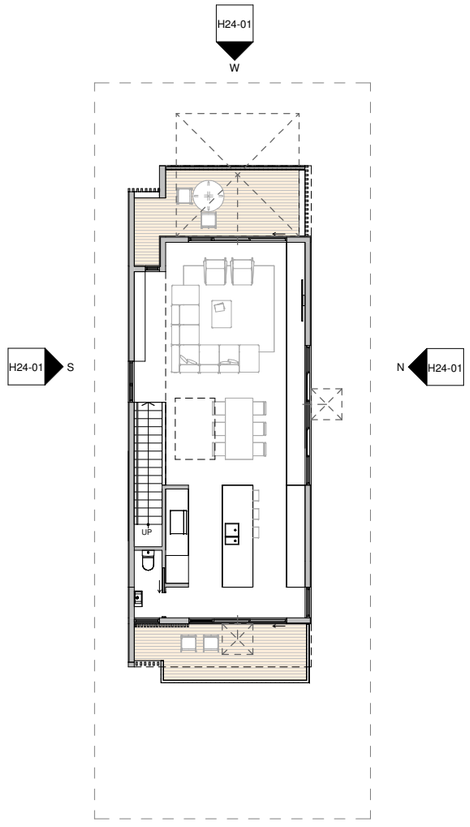
TYPOLOGY: HOUSE H24

STANDALONE HOUSE, 3 BEDROOMS, 2 CAR SPACES

GROSS FLOOR AREAS	
Level	Area
GF	82 m²
L1	71 m²
	153 m²

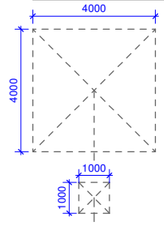


Typology H24 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



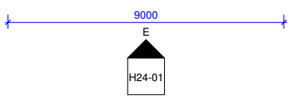
Typology H24 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

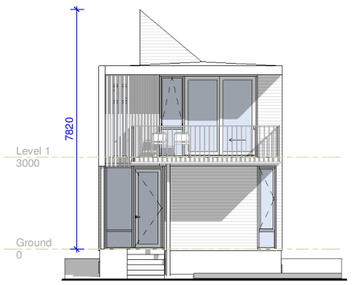
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



Typology H24 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



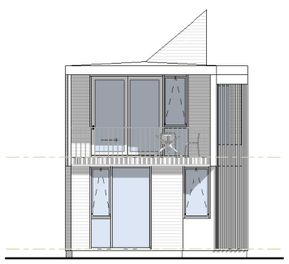
Typology H24 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



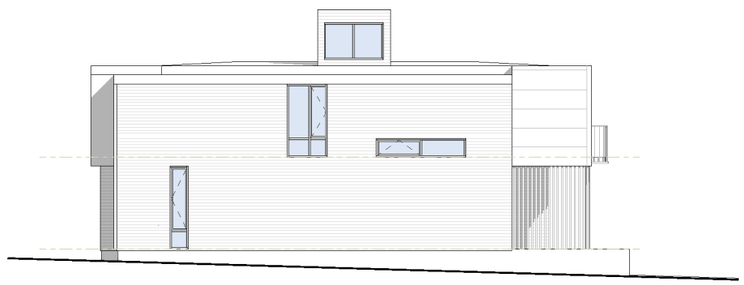
E East Elevation
H24-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
H24-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
H24-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
H24-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H24

Floor Plans & Elevations

REV

H24-01 **A**

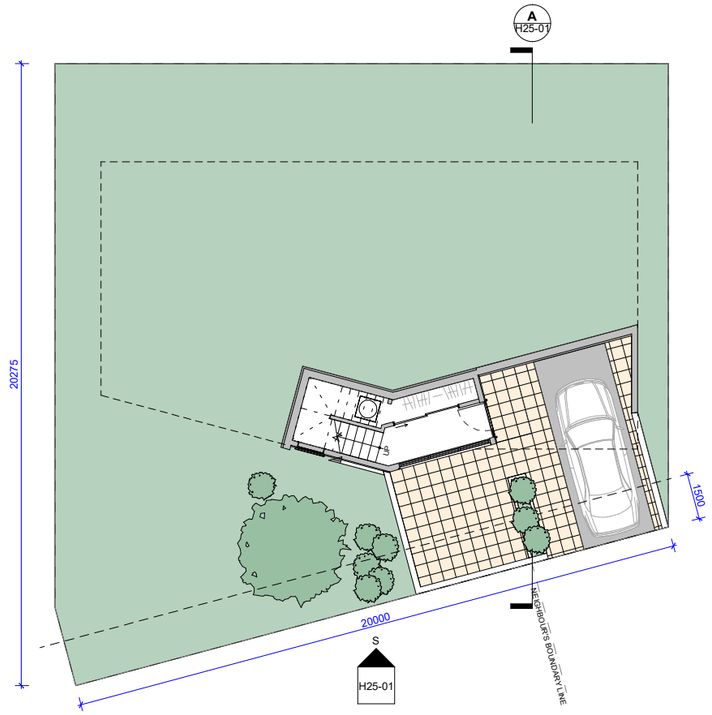
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KĀPITI ROAD DEVELOPMENT

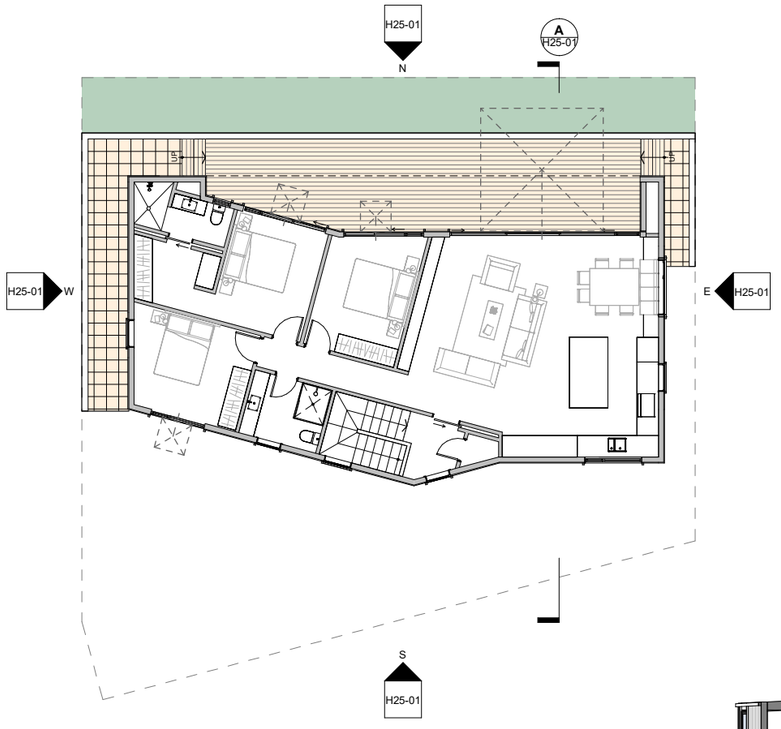
TYPOLOGY: HOUSE H25

STANDALONE HOUSE, 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
GF	17 m²
L1	132 m²
	149 m²

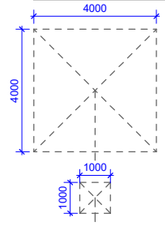


Typology H25 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



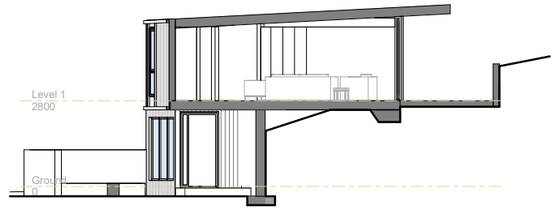
Typology H25 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

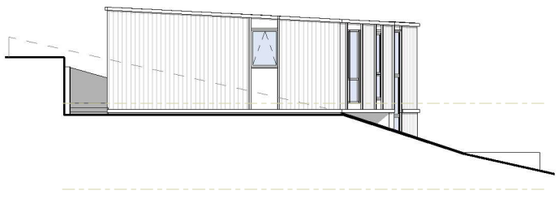
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



Section A
1 : 100 at A1 · Half Scale at A3



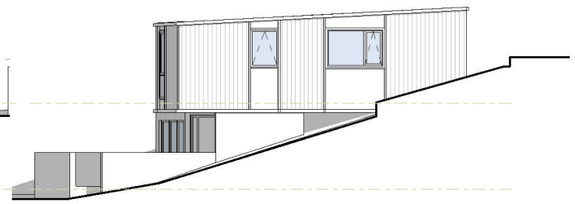
S South Elevation
H25-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
H25-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
H25-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
H25-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

N

Typology H25

Floor Plans & Elevations

REV **H25-01** **A**

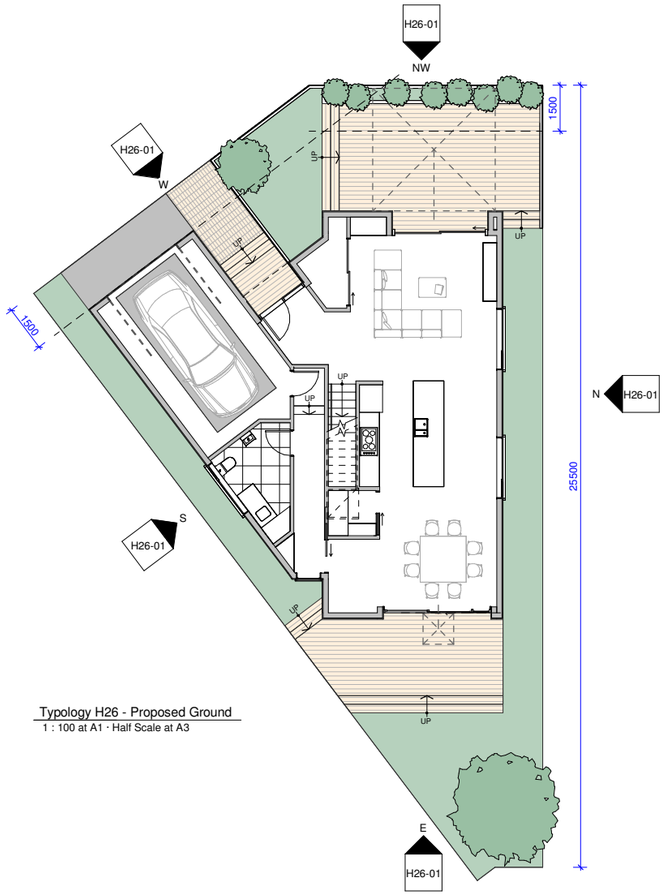
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KĀPITI ROAD DEVELOPMENT

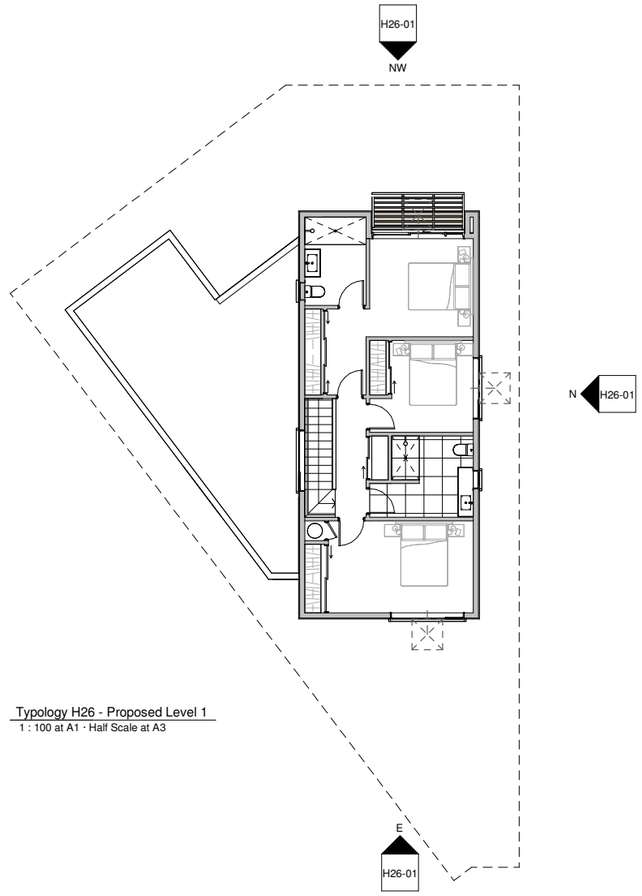
TYPOLOGY: HOUSE H26

STANDALONE HOUSE, 3 BEDROOMS, SINGLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	122 m²
L1	75 m²
	197 m²

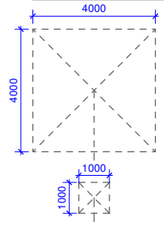


Typology H26 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H26 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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N H26-01 North Elevation
1 : 100 at A1 · Half Scale at A3

NW H26-01 North-West Elevation
1 : 100 at A1 · Half Scale at A3

W H26-01 West Elevation
1 : 100 at A1 · Half Scale at A3

S H26-01 South Elevation
1 : 100 at A1 · Half Scale at A3

E H26-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H26

Floor Plans & Elevations

REV **H26-01** **A**

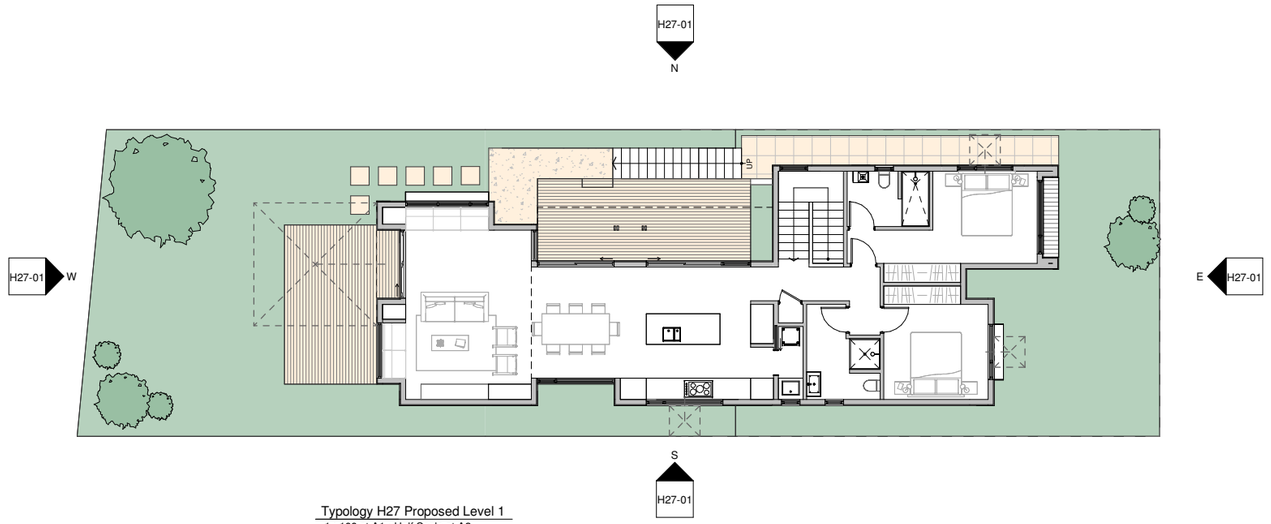
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KĀPITI ROAD DEVELOPMENT

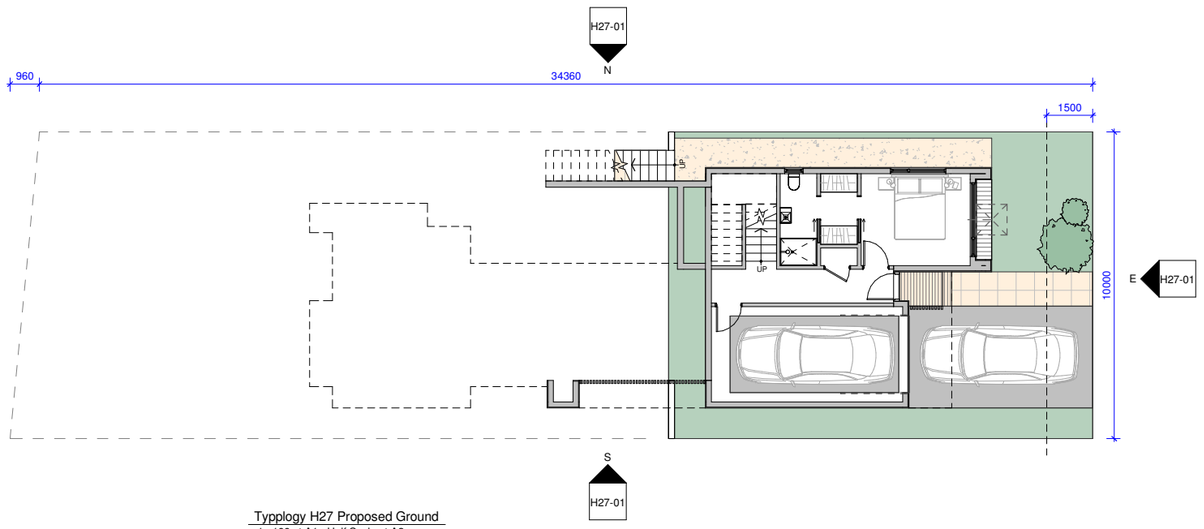
TYPOLOGY: HOUSE H27

STANDALONE HOUSE, 3 BEDROOMS, SINGLE GARAGE

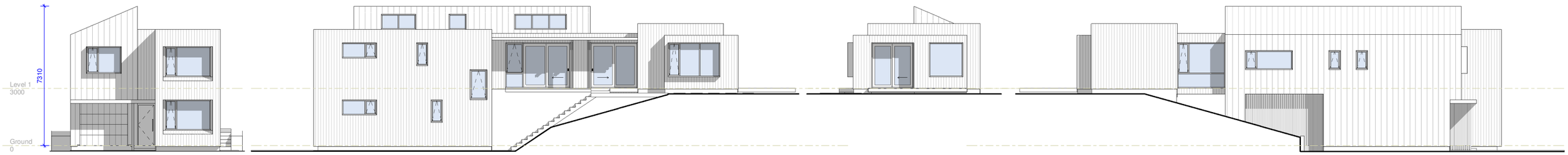
GROSS FLOOR AREAS	
Level	Area
GF	60 m²
L1	128 m²
	188 m²



Typology H27 Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typplogy H27 Proposed Ground
1 : 100 at A1 · Half Scale at A3



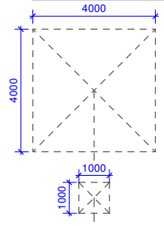
E H27-01 East Elevation
1 : 100 at A1 · Half Scale at A3

N H27-01 North Elevation
1 : 100 at A1 · Half Scale at A3

W H27-01 West Elevation
1 : 100 at A1 · Half Scale at A3

S H27-01 South Elevation
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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1 : 100 · A1 Half Scale · A3

N

Typology H27

Floor Plans & Elevations

REV

H27-01 **A**

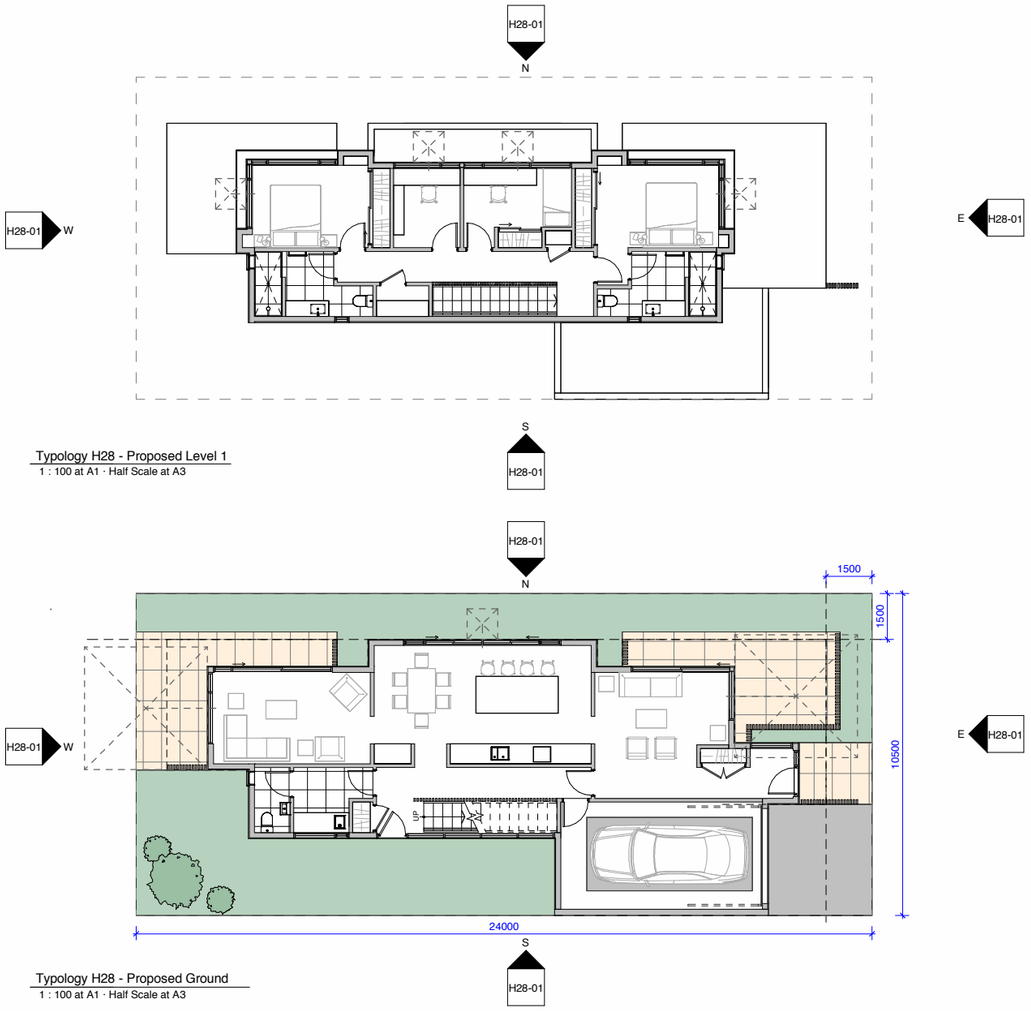
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KĀPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H28

STANDALONE HOUSE, 3 BEDROOMS, 1 STUDY, 1 GARAGE + 1 CAR SPACE

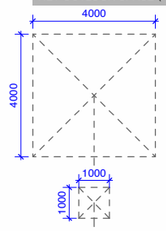
GROSS FLOOR AREAS	
Level	Area
GF	123 m²
L1	79 m²
	202 m²



Typology H28 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

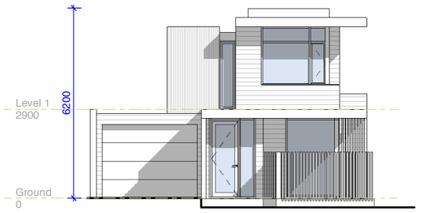
Typology H28 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

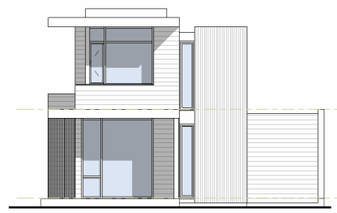
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



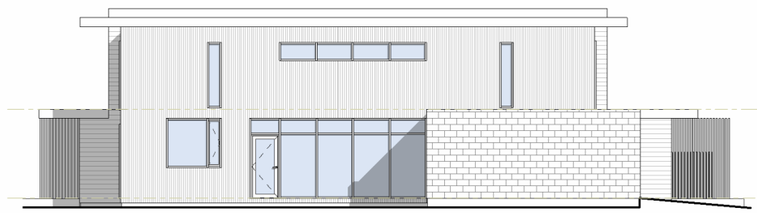
E H28-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N H28-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H28-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H28-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H28

Floor Plans & Elevations

26008 REV

H28-01 **A**

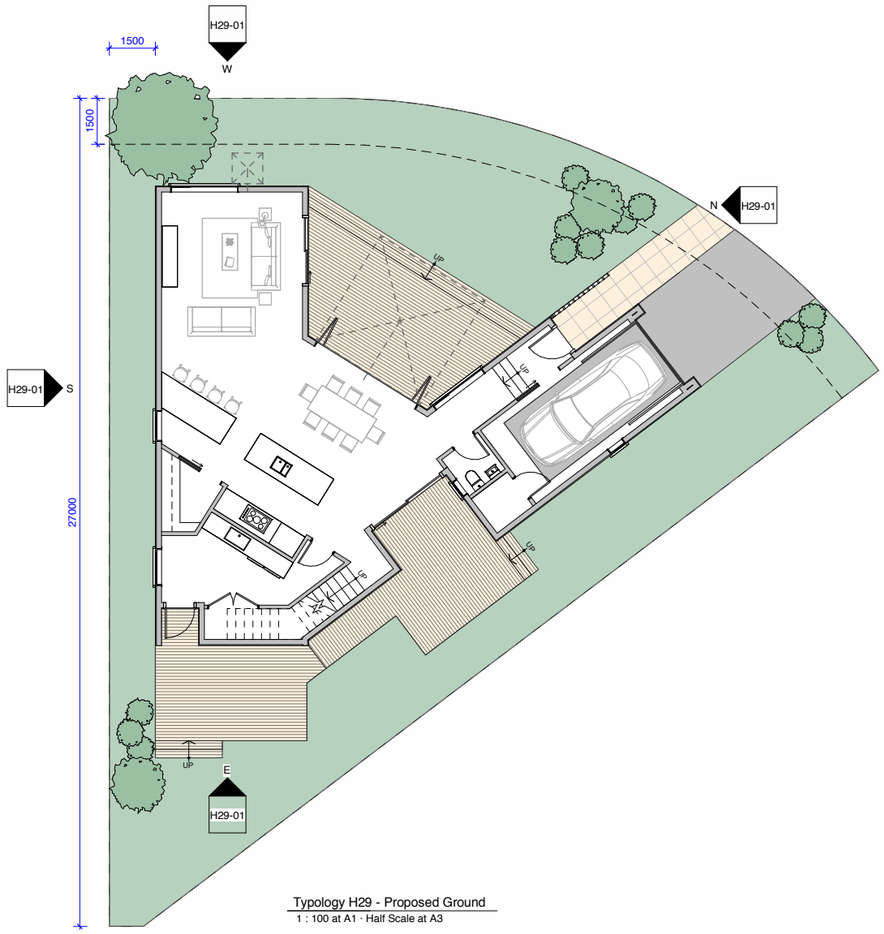
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KĀPITI ROAD DEVELOPMENT

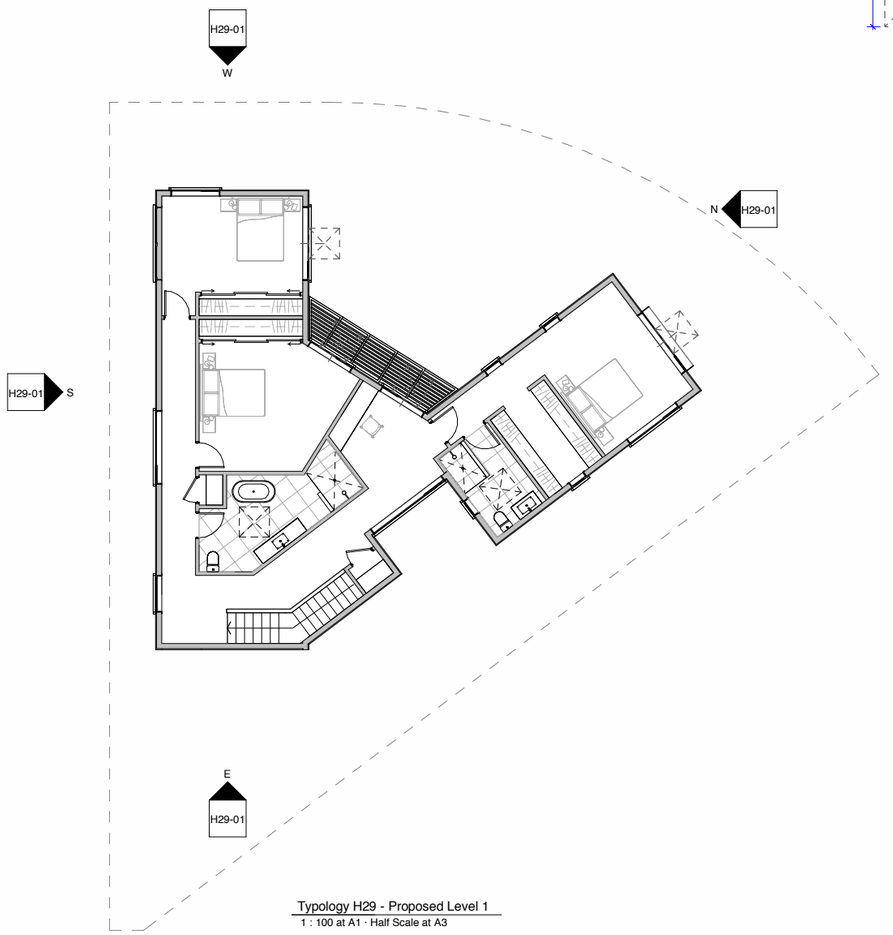
TYPOLOGY: HOUSE H29

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	137 m²
L1	135 m²
	272 m²

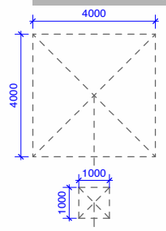


Typology H29 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology H29 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N H29-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H29-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H29-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E H29-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology H29

Floor Plans & Elevations

REV **A**

H29-01

8/10/2026 6:04:44 pm

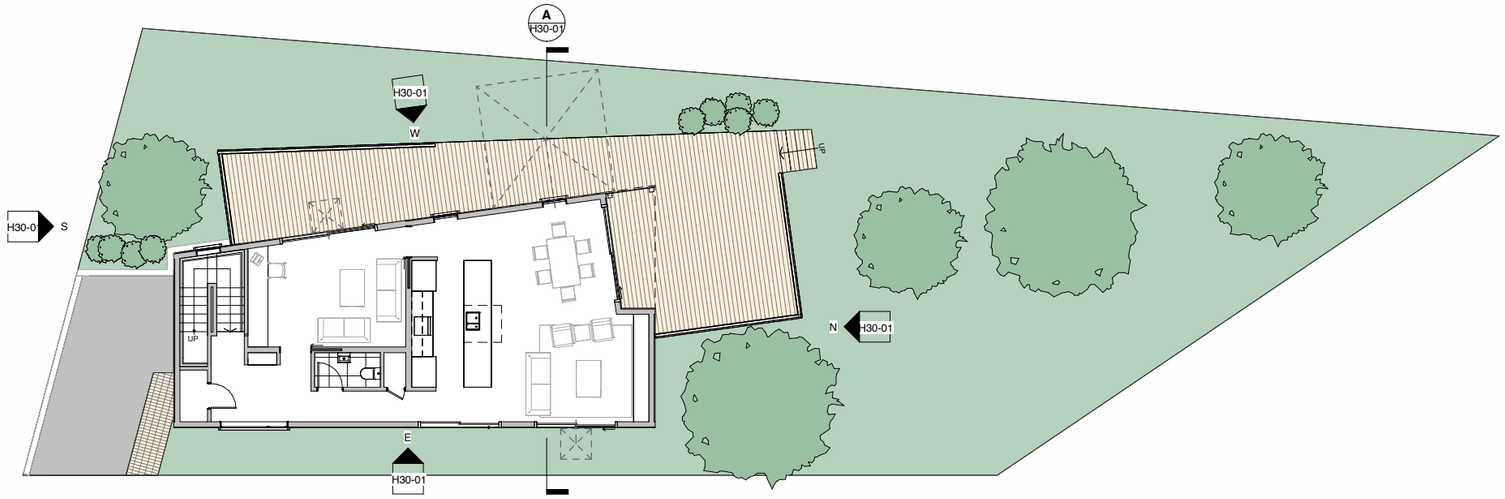
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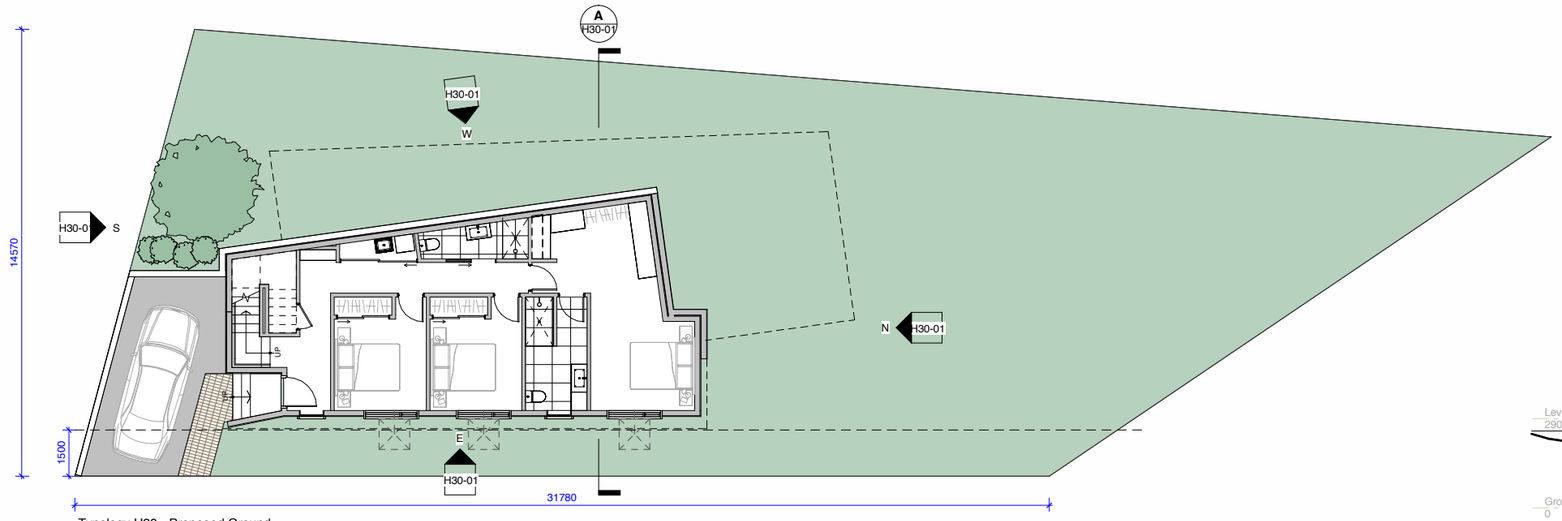
TYPOLOGY: HOUSE H30

STANDALONE HOUSE, 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
GF	91 m²
L1	95 m²
	186 m²

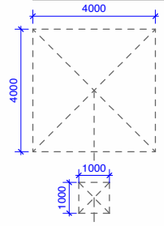


Typology H30 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



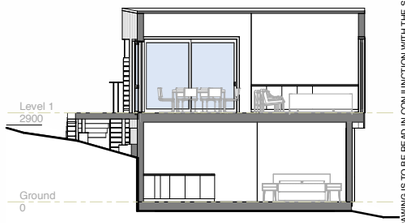
Typology H30 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

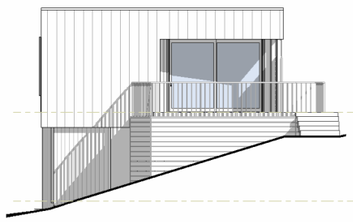
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



Section A
1 : 100 at A1 · Half Scale at A3



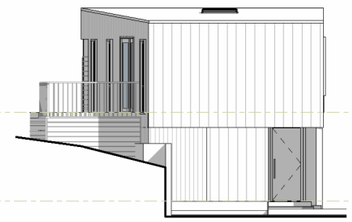
E H30-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N H30-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W H30-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S H30-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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REV		
A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology H30

Floor Plans & Elevations

REV **H30-01** **A**

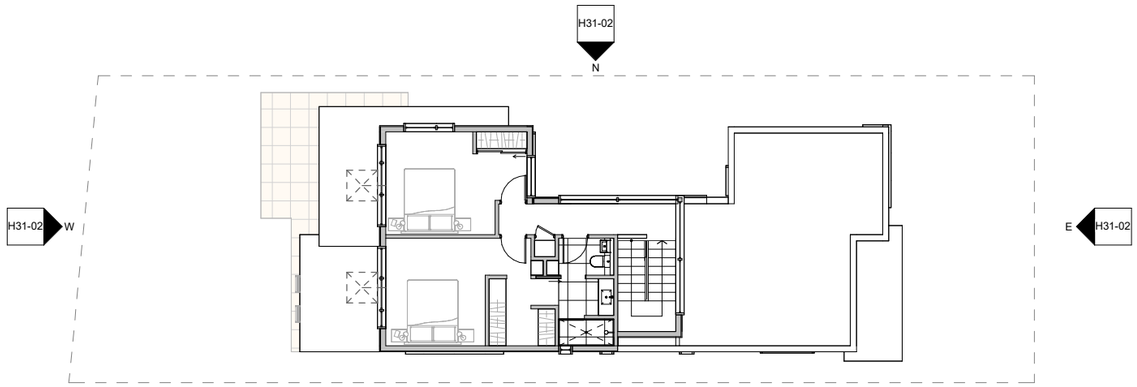
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KĀPITI ROAD DEVELOPMENT

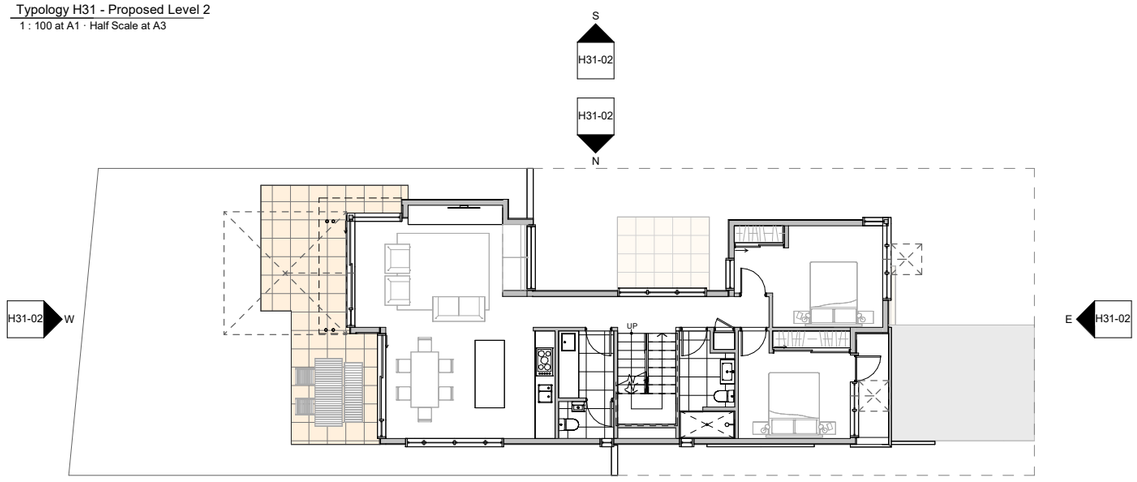
TYPOLOGY: HOUSE H31

STANDALONE HOUSE, 4 BEDROOMS, 1 GARAGE, 1 CAR SPACE

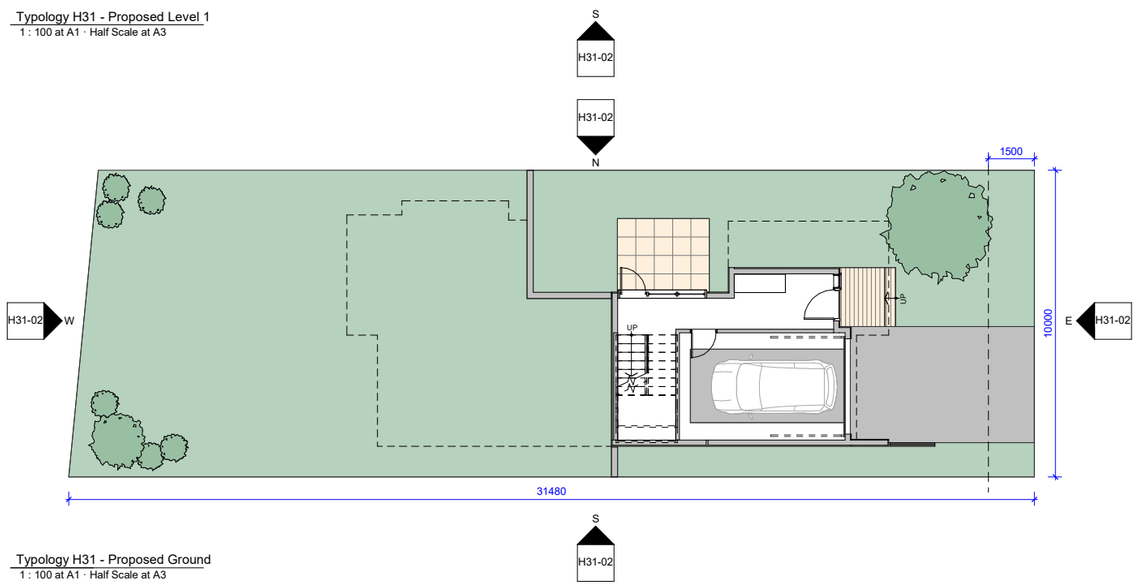
GROSS FLOOR AREAS	
Level	Area
GF	42 m²
L1	102 m²
L2	54 m²
	198 m²



Typology H31 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3

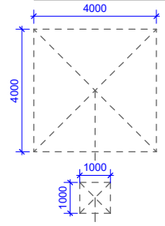


Typology H31 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology H31 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

N

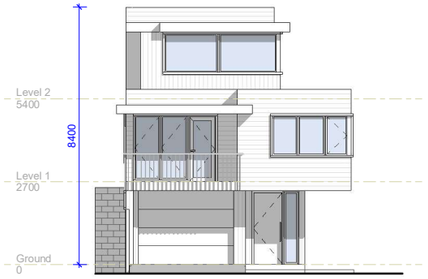
Typology H31

Floor Plans

26008 | REV

H31-01 | **A**

9/10/2026 4:54:53 pm



E East Elevation
H31-07 1 : 100 at A1 · Half Scale at A3



N North Elevation
H31-07 1 : 100 at A1 · Half Scale at A3



W West Elevation
H31-07 1 : 100 at A1 · Half Scale at A3



S South Elevation
H31-07 1 : 100 at A1 · Half Scale at A3

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COPYRIGHT' IN ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, AND IN THE WORK EXECUTED FROM THEM REMAINS THE PROPERTY OF HERRIOT MELHUISH O'NEILL ARCHITECTS

RESOURCE CONSENT

HERRIOT MELHUISH O'NEILL ARCHITECTS

WELLINGTON LEVEL 1
276 WAKEFIELD STREET
PO BOX 6570 WGTN 6140
WWW.HMOA.NET.NZ

TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology H31

Elevations

26008 | REV

H31-02 | **A**

9/10/2026 4:54:54 pm

KAPITI ROAD DEVELOPMENT

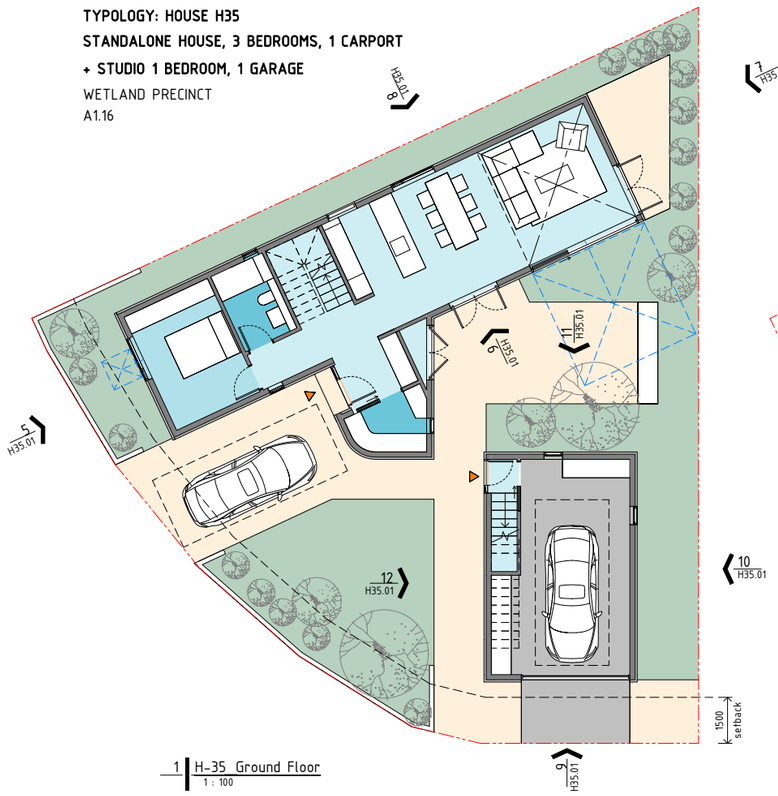
TYPOLOGY: HOUSE H35

STANDALONE HOUSE, 3 BEDROOMS, 1 CARPORT

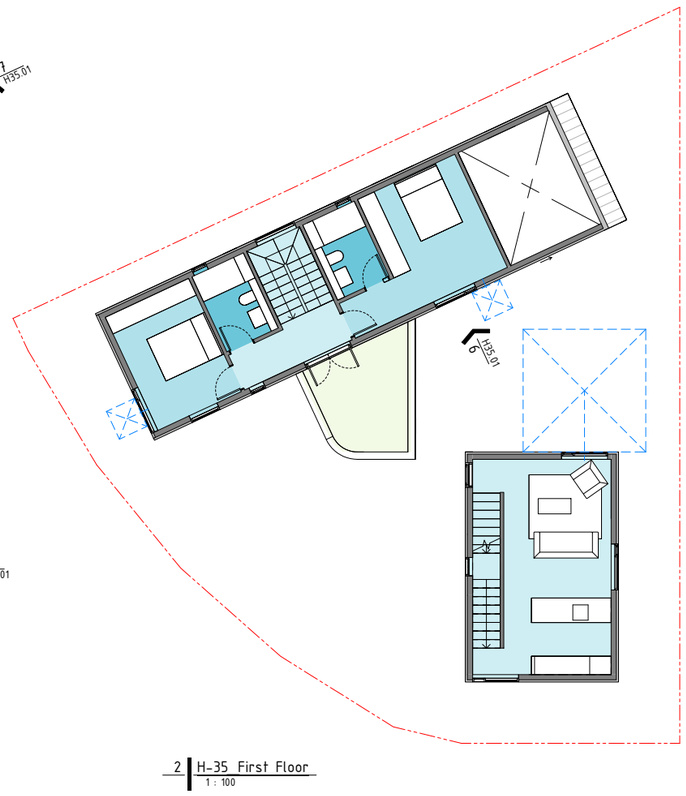
+ STUDIO 1 BEDROOM, 1 GARAGE

WETLAND PRECINCT

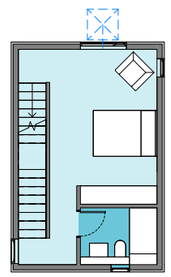
A1.16



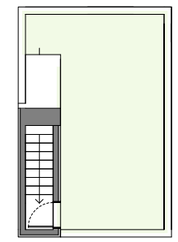
1 H-35 Ground Floor
1 : 100



2 H-35 First Floor
1 : 100

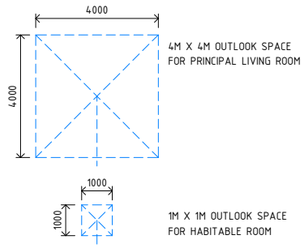


3 Level 2
1 : 100



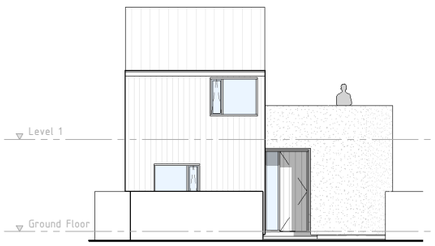
4 Roof Level
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



Typology Gross Building Floor Areas

Level Name	Area
House Ground Floor	89.0 m²
House First Floor	53.4 m²
Studio Ground Floor	37.5 m²
Studio First Floor	31.1 m²
Studio Second Floor	31.3 m²
Studio Roof Terrace	29.3 m²
	271.6 m²



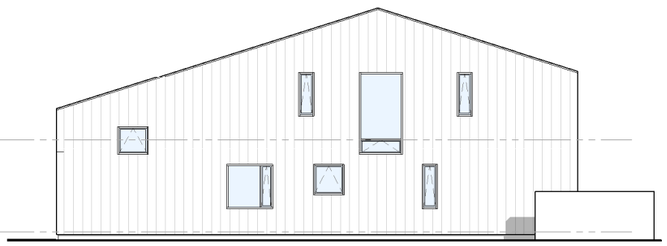
5 H35.01 H-35 Elevation Street
1 : 100



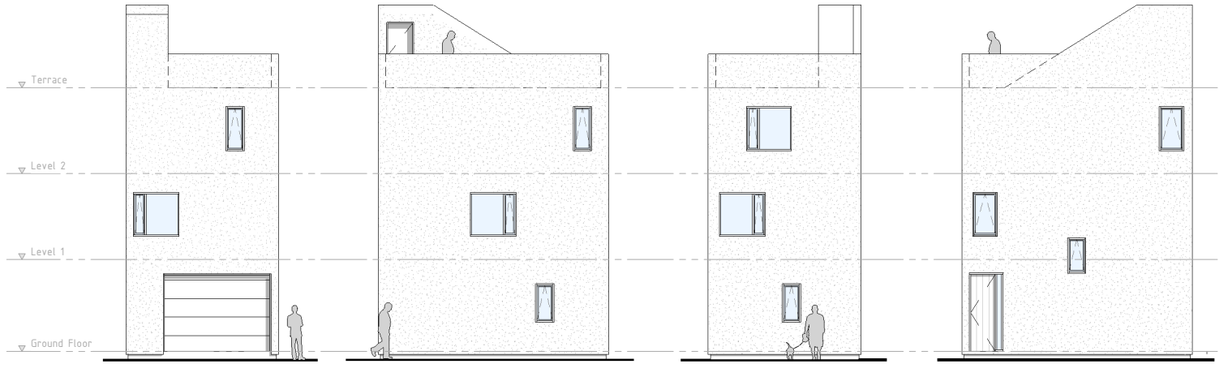
6 H35.01 H-35 Elevation Side Yard Right
1 : 100



7 H35.01 H-35 Elevation Rear
1 : 100



8 H35.01 H-35 Elevation Side Yard Left
1 : 100



9 H35.01 Elevation Street
1 : 100

10 H35.01 Elevation Side Yard Right
1 : 100

11 H35.01 Elevation Rear
1 : 100

12 H35.01 Elevation Side Yard Left
1 : 100

NOTES:
Areas and layouts are indicative only and subject to change.
North point varies depending on site location - refer Masterplan drawings for individual north points

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

a r c h i t e c t s
a t h f i e l d
a r c h i t e c t s
l i m i t e d
a t h f i e l d

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 35

23-03

1 : 100 @ A1

H35.01-A

KAPITI ROAD DEVELOPMENT

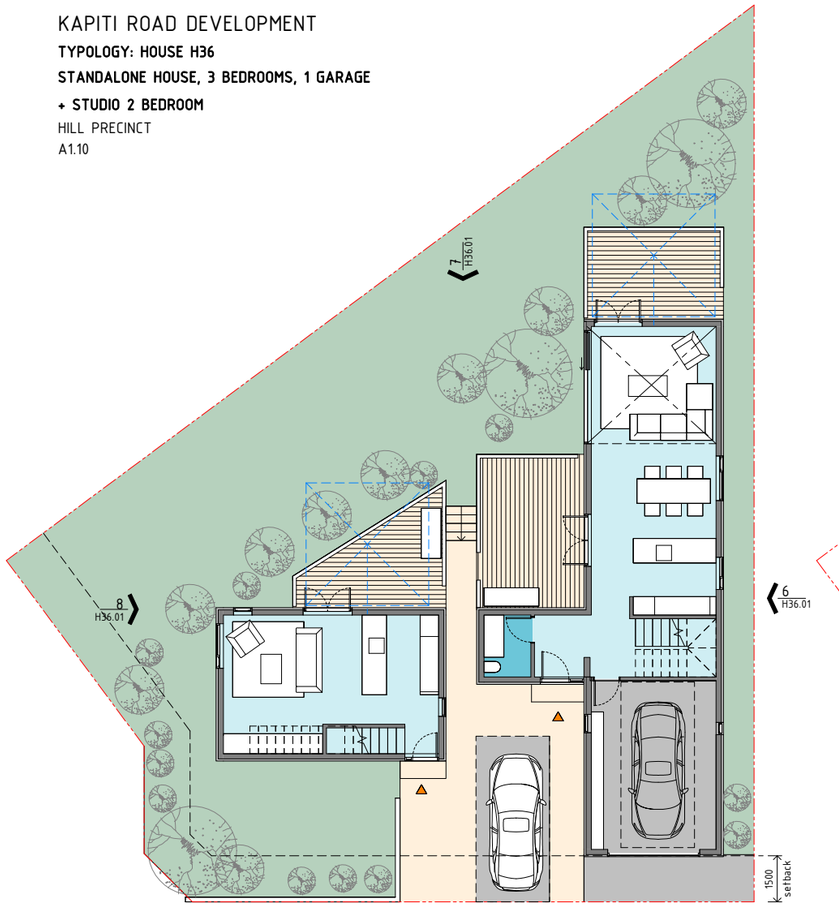
TYPOLOGY: HOUSE H36

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

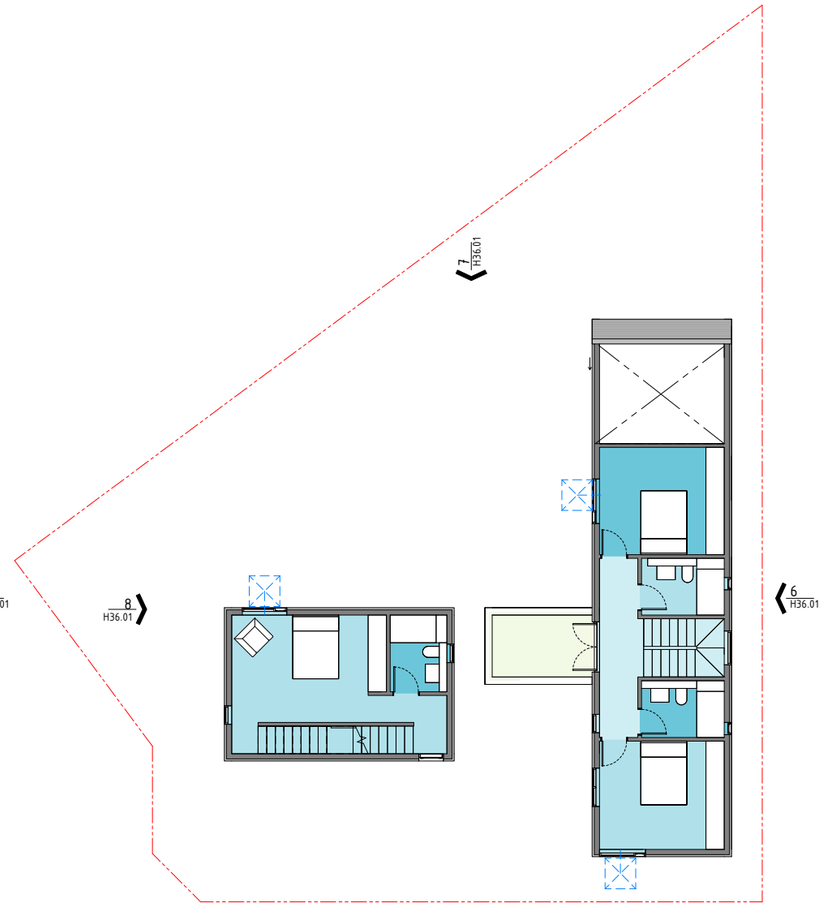
+ STUDIO 2 BEDROOM

HILL PRECINCT

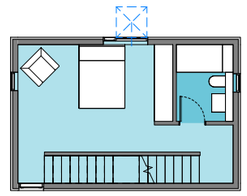
A1.10



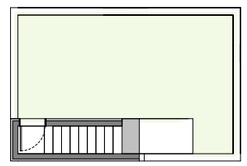
1 | H-36 Ground Floor
1 : 100



2 | H-36 First Floor
1 : 100

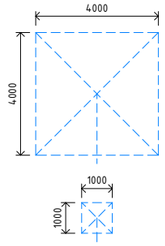


3 | H-36 Level 2
1 : 100



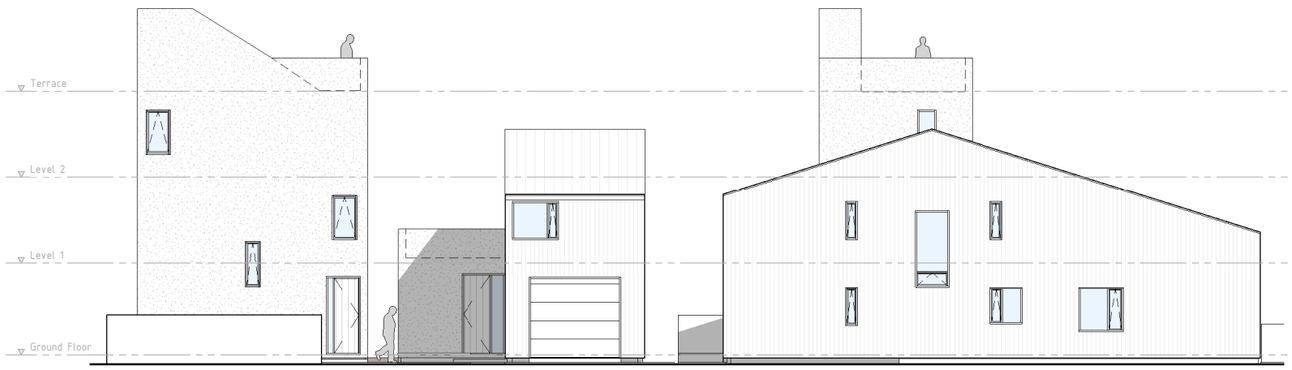
4 | H-36 Roof Level
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



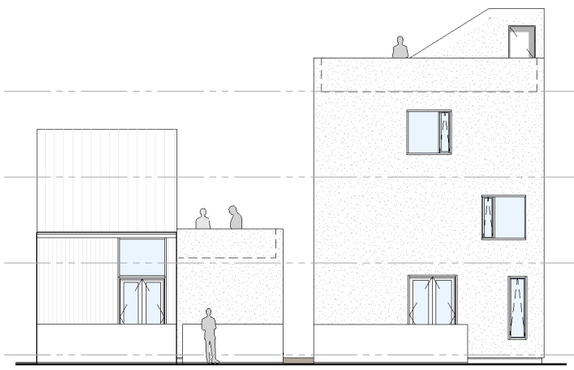
Typology Gross Building Floor Areas

Level Name	Area
House Ground Floor	88.5 m²
House First Floor	55.5 m²
Studio Ground Floor	37.5 m²
Studio First Floor	31.1 m²
Studio Second Floor	31.4 m²
Studio Roof Terrace	29.3 m²
	273.3 m²

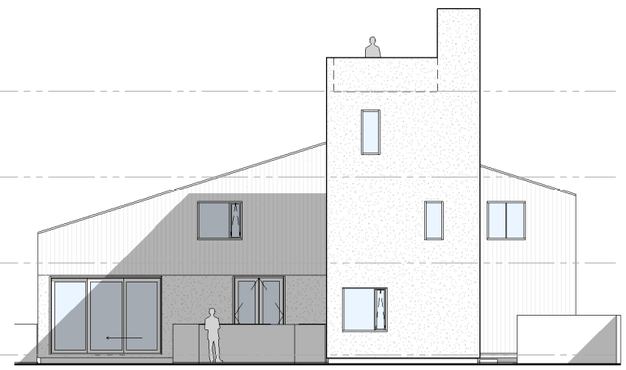


5 | H-36 Elevation Front
H36.01 | 1 : 100

6 | H-36 Elevation Side Yard Right
H36.01 | 1 : 100



7 | H-36 Elevation Rear
H36.01 | 1 : 100



8 | H-36 Elevation Side Yard Left
H36.01 | 1 : 100

NOTES:
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105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 36

1 : 100 @ A1

23-03

H36.01-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: HOUSE H37

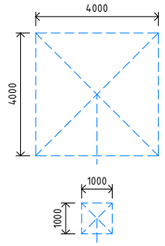
STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

HILL PRECINCT

A1.13

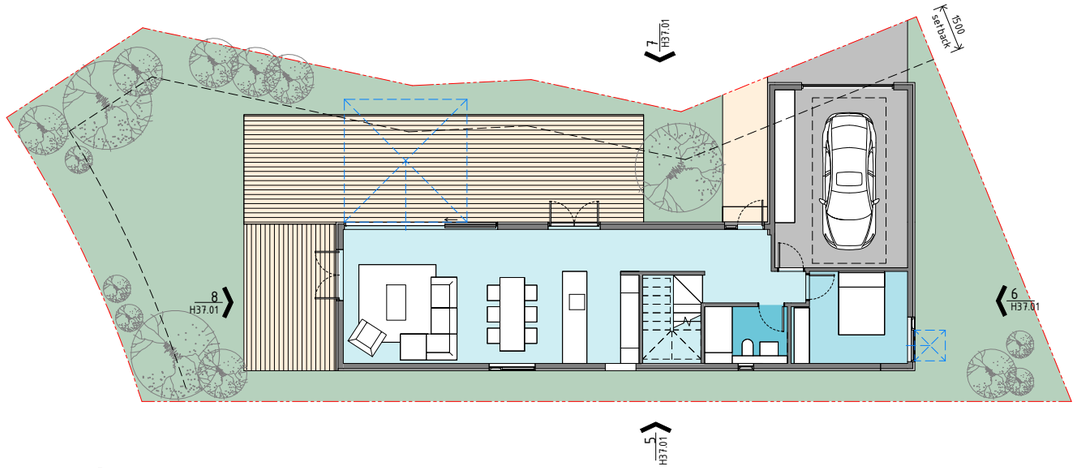
Typology Gross Building Floor Areas	
Level Name	**Area**
House Ground Floor	113.5 m²
House First Floor	86.2 m²
	199.7 m²

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

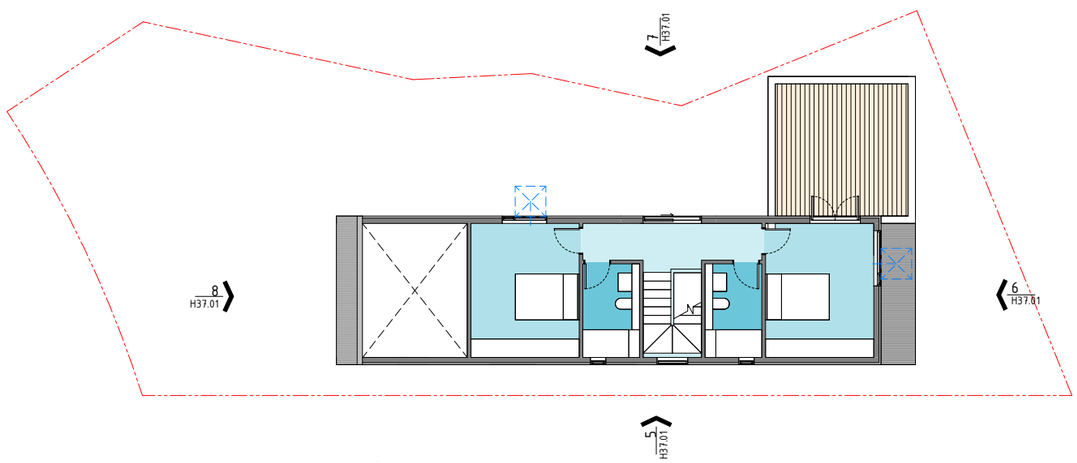


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

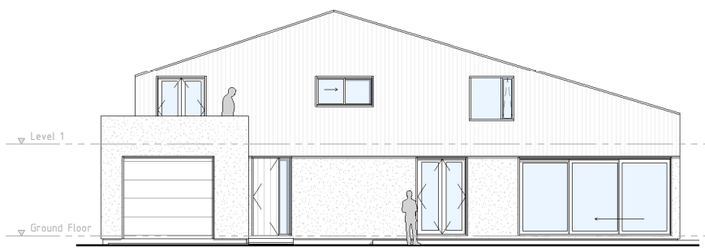
1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM



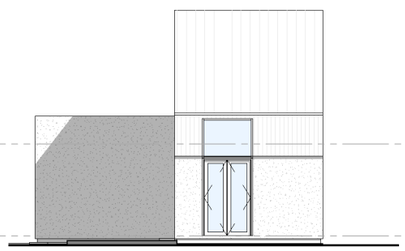
1 | H37 Ground Floor
1 : 100



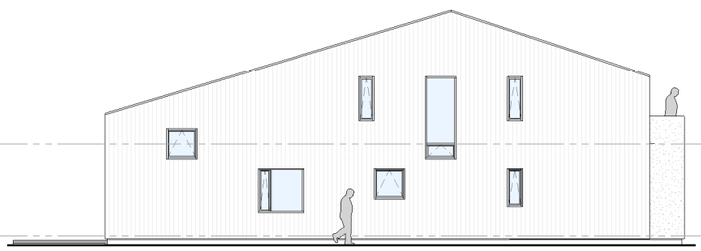
2 | H37 First Floor
1 : 100



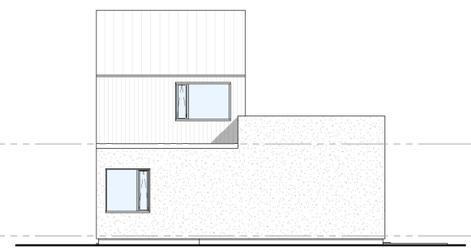
7 H37.01 | H37 Elevation Front
1 : 100



8 H37.01 | H37 Elevation Side Yard Right
1 : 100



5 H37.01 | H37 Elevation Rear
1 : 100



6 H37.01 | H37 Elevation Side Yard Left
1 : 100

NOTES:
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105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

House Type 37

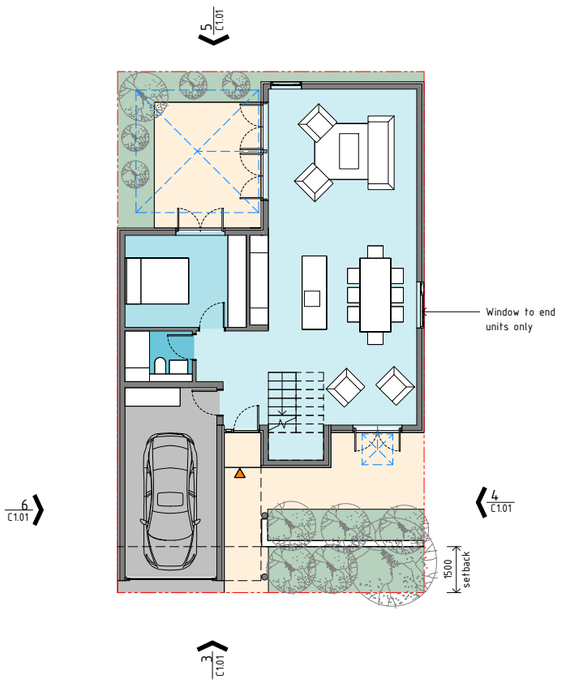
1 : 100 @ A1

23-03

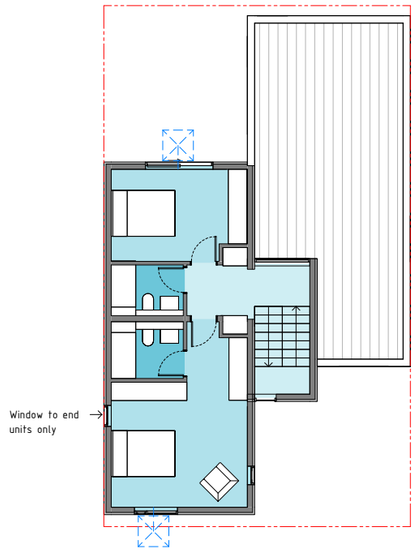
H37.01-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: COURTYARD HOUSE C1
3 BEDROOMS, 1 GARAGE
WETLAND PRECINCT
A1.06

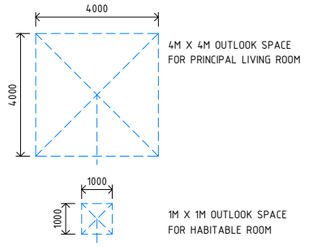


1 CH.15.02 C-1 Ground Floor
1 : 100



2 CH.15.02 C-1 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

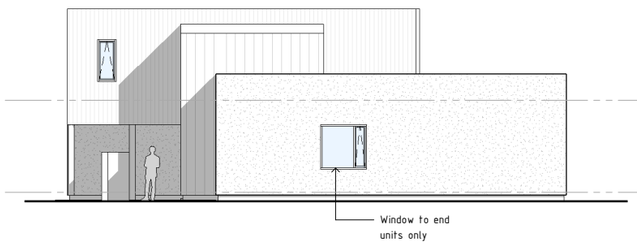


Typology Gross Building Floor Areas

Level Name	Area
Ground	111.5 m²
Level 1	56.6 m²
	168.1 m²



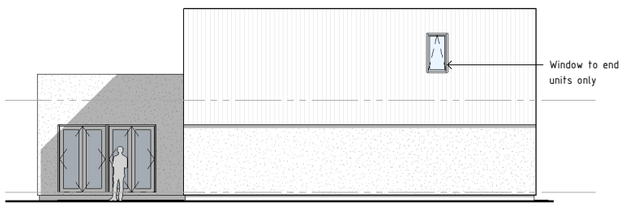
3 C1.01 Elevation Street
1 : 100



4 C1.01 Elevation Side Yard Right
1 : 100



5 C1.01 Elevation Rear
1 : 100



6 C1.01 Side Yard Left
1 : 100

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A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects athfield architects limited athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Courtyard House C1

1 : 100 @ A1

23-03

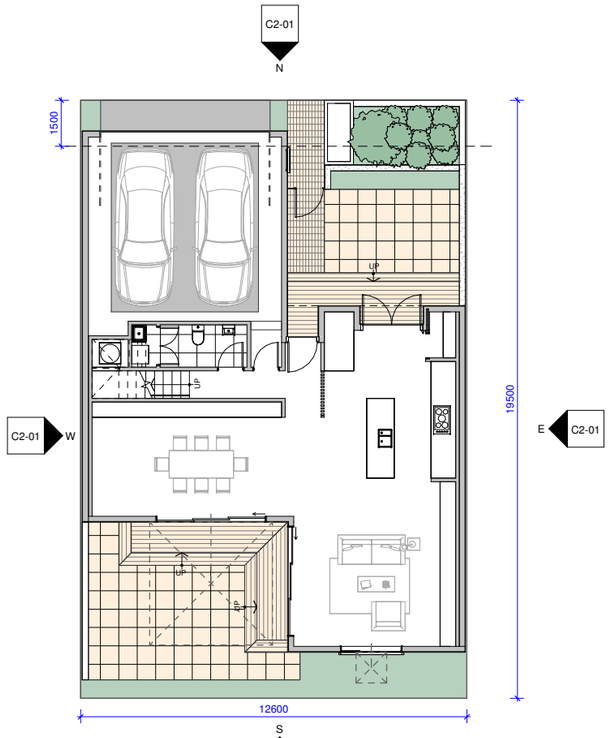
C1.01-A

KĀPITI ROAD DEVELOPMENT

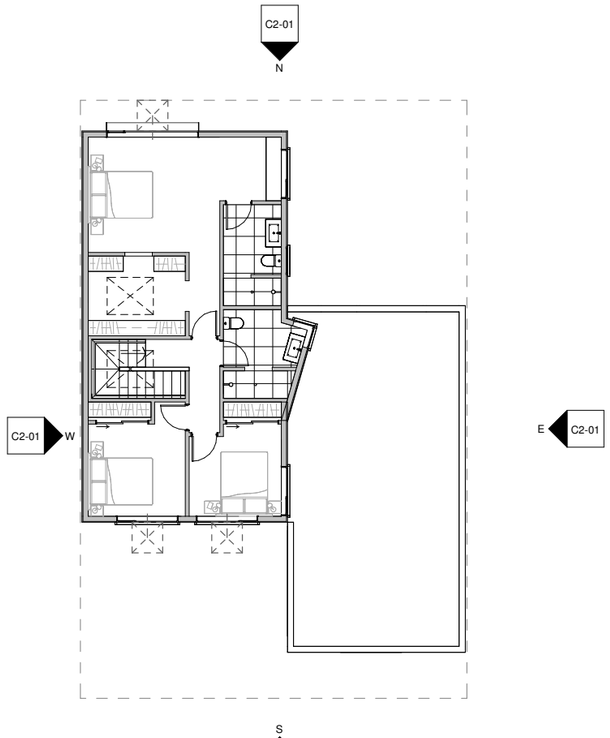
TYPOLOGY: COURTYARD HOUSE C2

STANDALONE HOUSE, 3 BEDROOMS, DOUBLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	149 m²
L1	82 m²
	231 m²

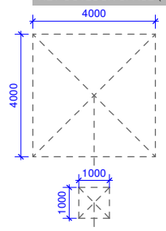


Typology C2 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



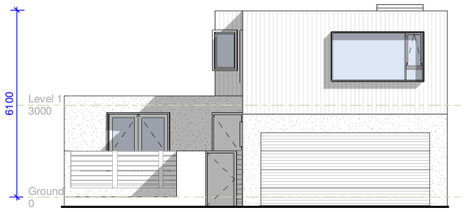
Typology C2 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

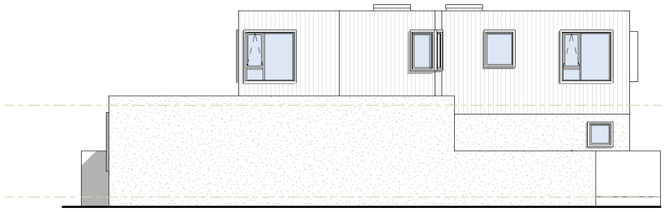


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

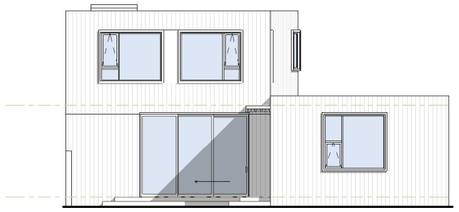
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



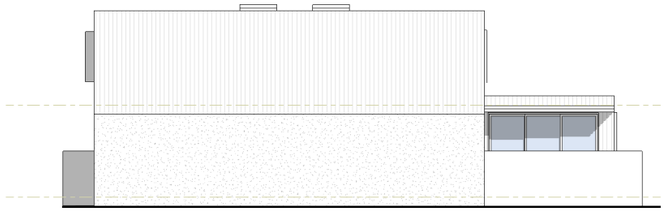
N C2-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E C2-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S C2-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W C2-01 West Elevation
1 : 100 at A1 · Half Scale at A3

RESOURCE CONSENT

HERRIOT MELHUISH O'NEILL ARCHITECTS

WELLINGTON LEVEL 1
276 WAKEFIELD STREET
PO BOX 6570 WGTN 6140
WWW.HMOA.NET.NZ

TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

Typology C2

Floor Plans & Elevations

REV **C2-01** **A**

9/10/2026 11:45:21 am

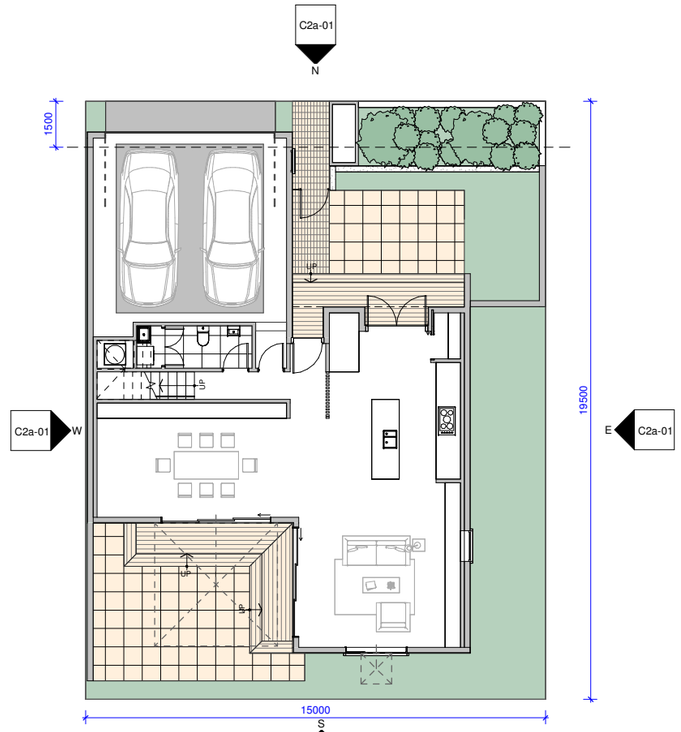
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COPYRIGHT IN ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, AND IN THE WORK EXECUTED FROM THEM REMAINS THE PROPERTY OF HERRIOT MELHUISH O'NEILL ARCHITECTS

KĀPITI ROAD DEVELOPMENT

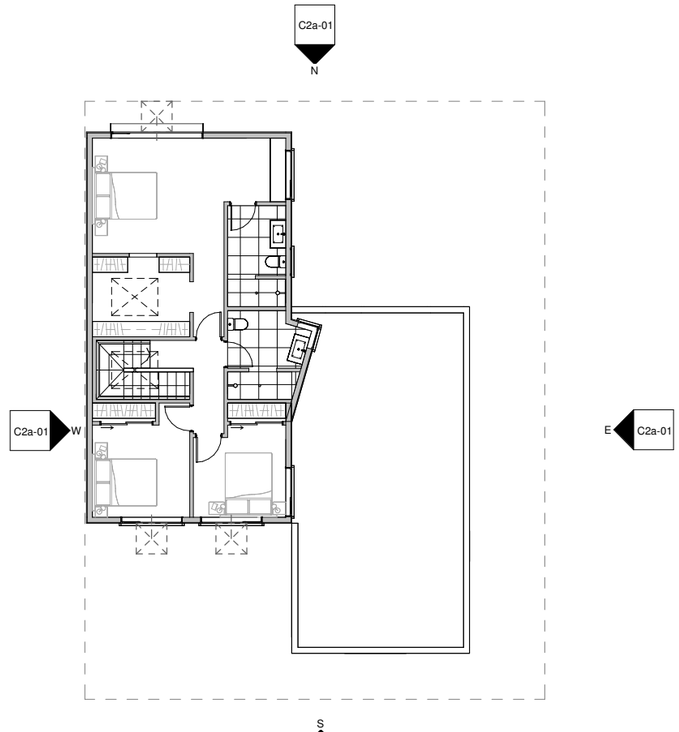
TYPOLOGY: COURTYARD HOUSE C2a (end unit)

STANDALONE HOUSE, 3 BEDROOMS, DOUBLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	149 m²
L1	82 m²
	231 m²

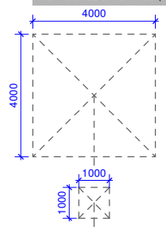


Typology C2a - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology C2a - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



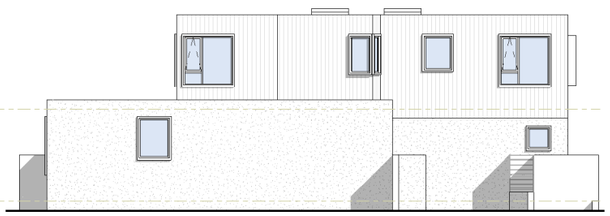
4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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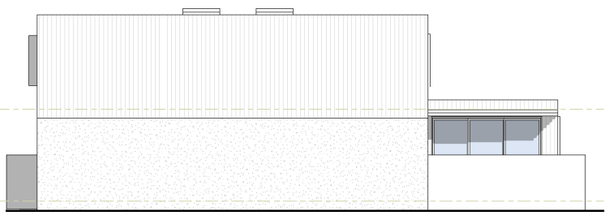
N C2a-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E C2a-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S C2a-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W C2a-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology C2a

Floor Plans & Elevations

REV **C2a-01** **A**

9/10/2026 11:51:07 am

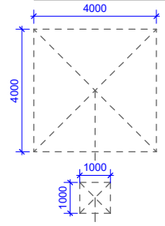
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: COURTYARD HOUSE C3

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

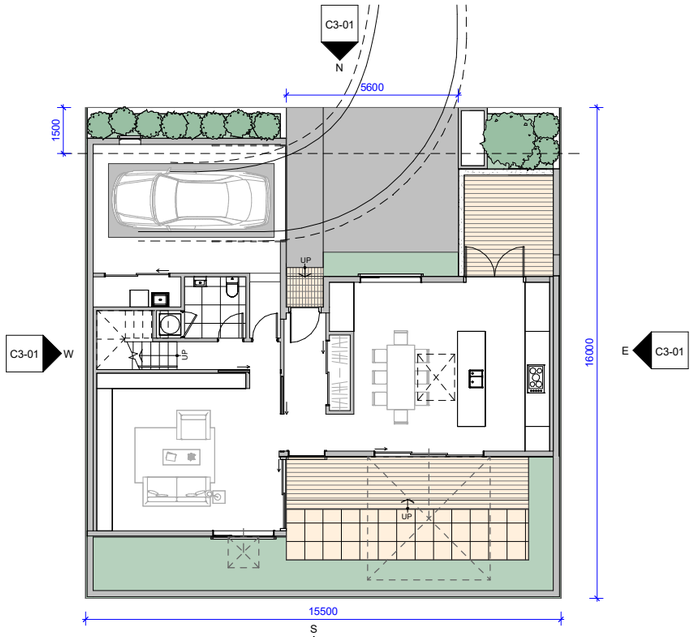
GROSS FLOOR AREAS	
Level	Area
GF	136 m²
L1	86 m²
	222 m²

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

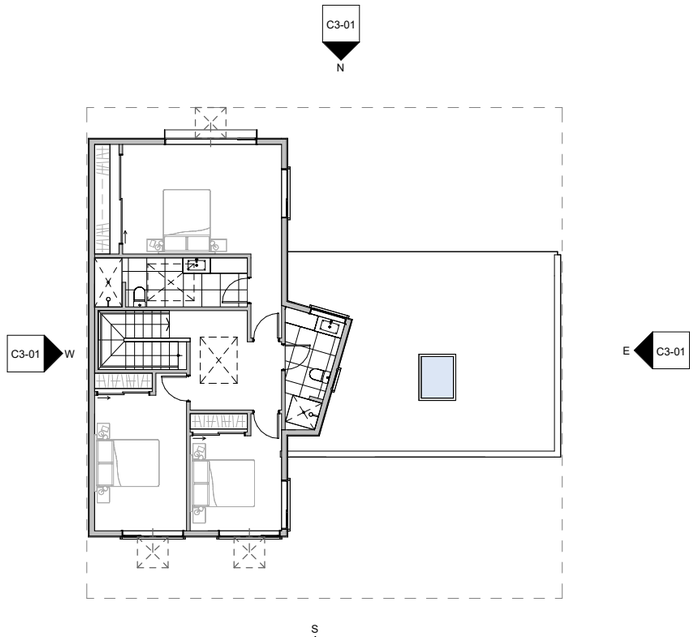


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



Typology C3 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology C3 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



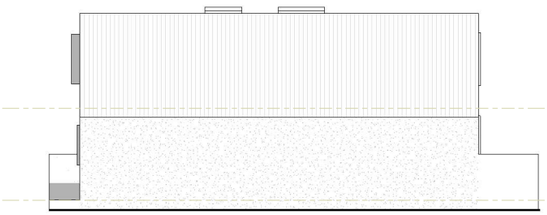
N C3-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E C3-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S C3-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W C3-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology C3

Floor Plans & Elevations

REV

C3-01 | **A**

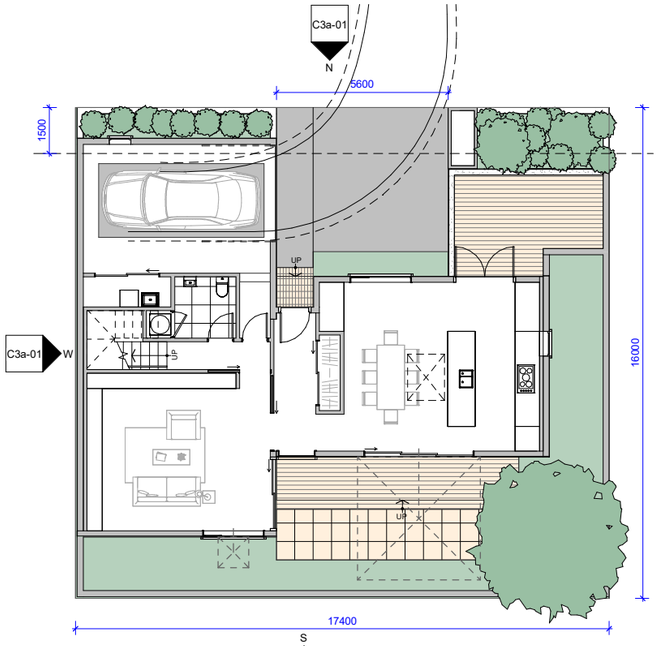
14/10/2026 9:31:58 am

KĀPITI ROAD DEVELOPMENT

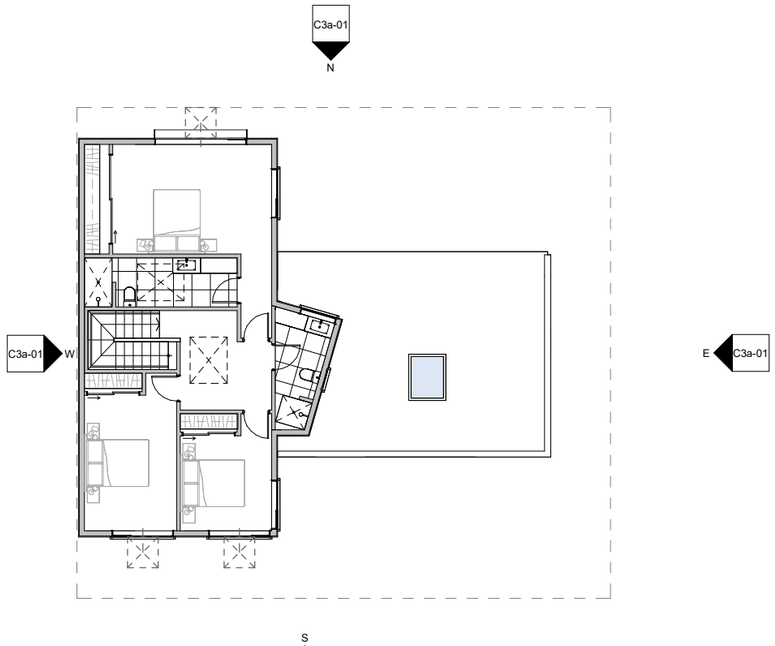
TYPOLOGY: COURTYARD HOUSE C3a (end unit)

STANDALONE HOUSE, 3 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	136 m²
L1	86 m²
	222 m²

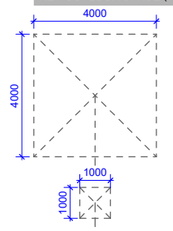


Typology C3a - Proposed Ground
1 : 100 at A1 · Half Scale at A3



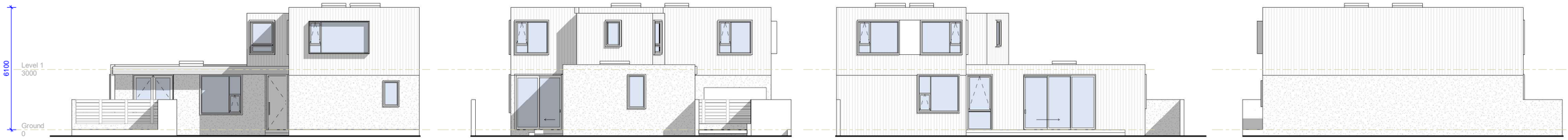
Typology C3a - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N C3a-07 North Elevation
1 : 100 at A1 · Half Scale at A3

E C3a-07 East Elevation
1 : 100 at A1 · Half Scale at A3

S C3a-07 South Elevation
1 : 100 at A1 · Half Scale at A3

W C3a-07 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology C3a

Floor Plans & Elevations

REV **C3a-01** **A**

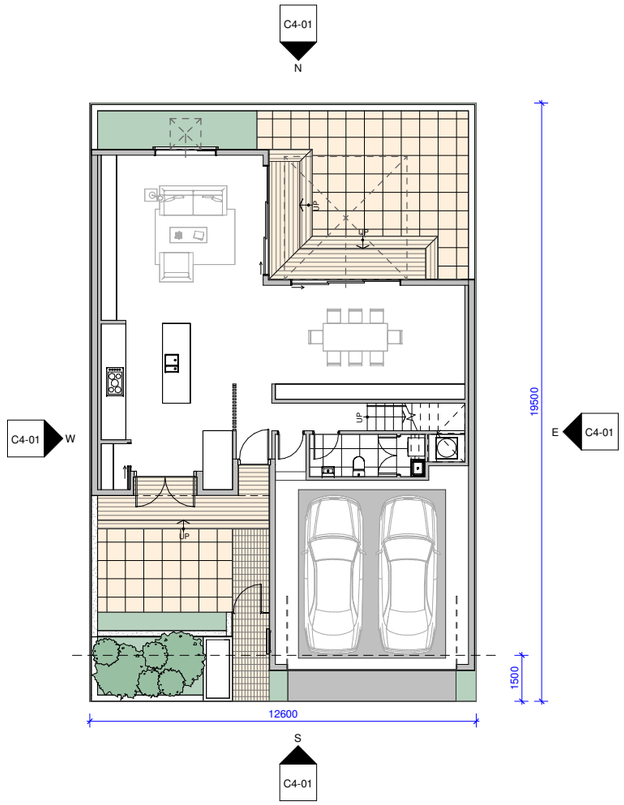
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KĀPITI ROAD DEVELOPMENT

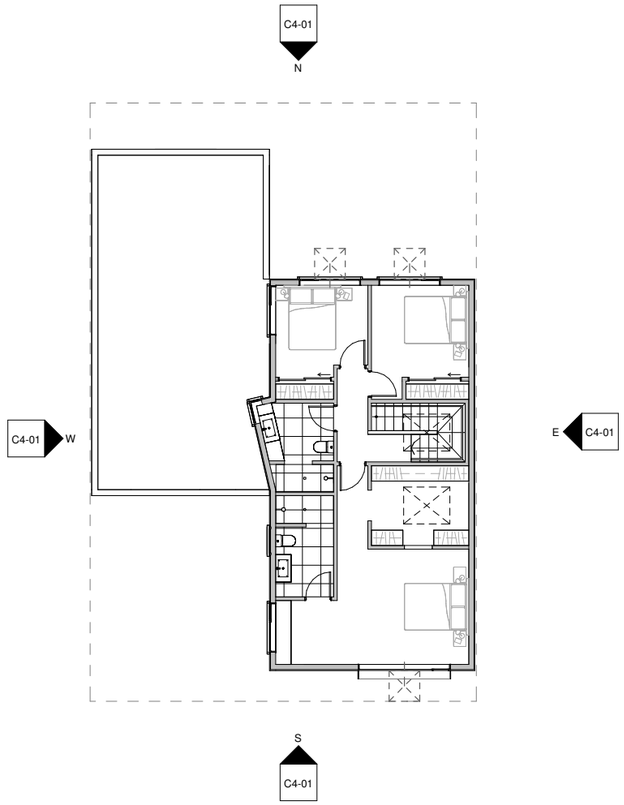
TYPOLOGY: COURTYARD HOUSE C4

STANDALONE HOUSE, 3 BEDROOMS, DOUBLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	149 m²
L1	82 m²
	231 m²

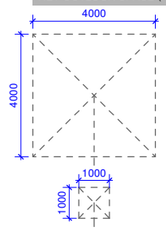


Typology C4 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology C4 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

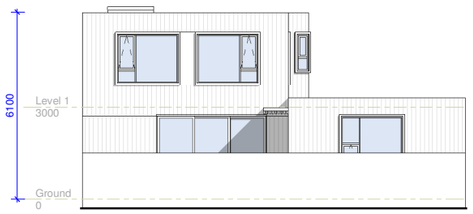
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



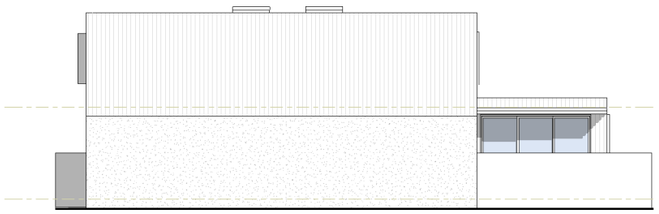
4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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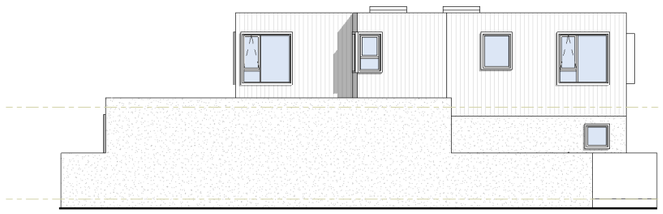
N C4-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E C4-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S C4-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W C4-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology C4

Floor Plans & Elevations

REV **C4-01** **A**

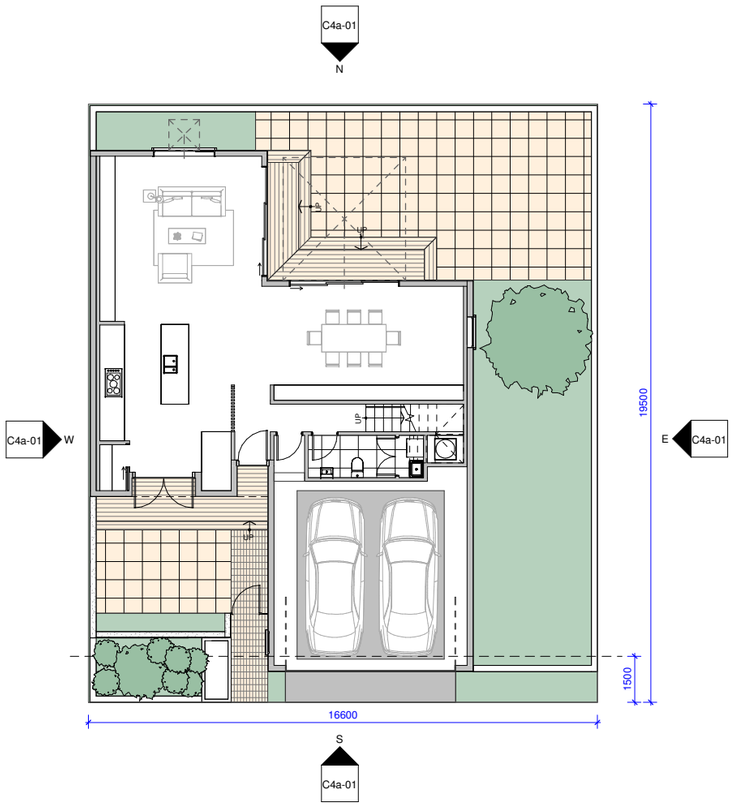
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KĀPITI ROAD DEVELOPMENT

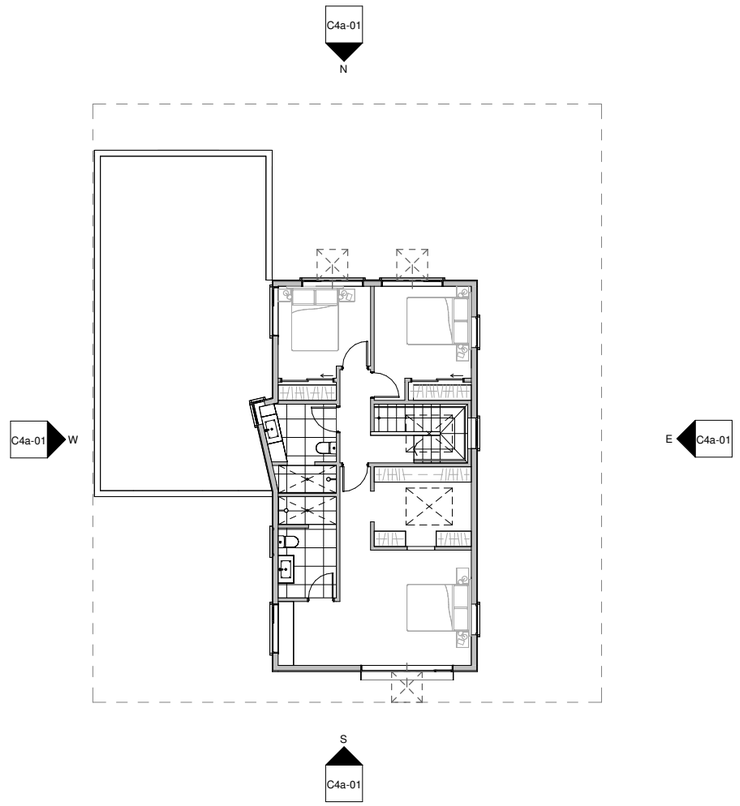
TYPOLOGY: COURTYARD HOUSE C4a (end unit)

STANDALONE HOUSE, 3 BEDROOMS, DOUBLE GARAGE

GROSS FLOOR AREAS	
Level	Area
GF	149 m²
L1	82 m²
	231 m²

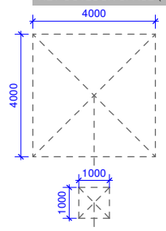


Typology C4a - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology C4a - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

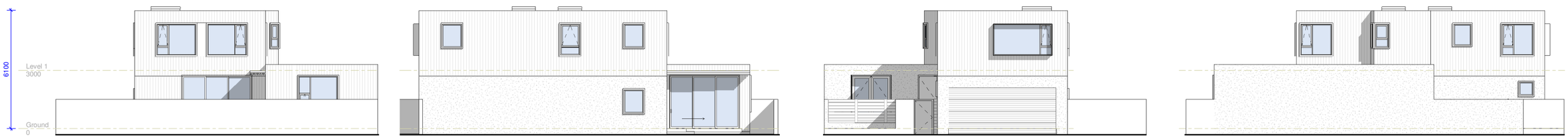
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

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N C4a-01 North Elevation
1 : 100 at A1 · Half Scale at A3

E C4a-01 East Elevation
1 : 100 at A1 · Half Scale at A3

S C4a-01 South Elevation
1 : 100 at A1 · Half Scale at A3

W C4a-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology C4a

Floor Plans & Elevations

REV **C4a-01** **A**

9/10/2026 12:07:54 pm

KĀPITI ROAD DEVELOPMENT

TYPOLOGY: DUPLEX D1

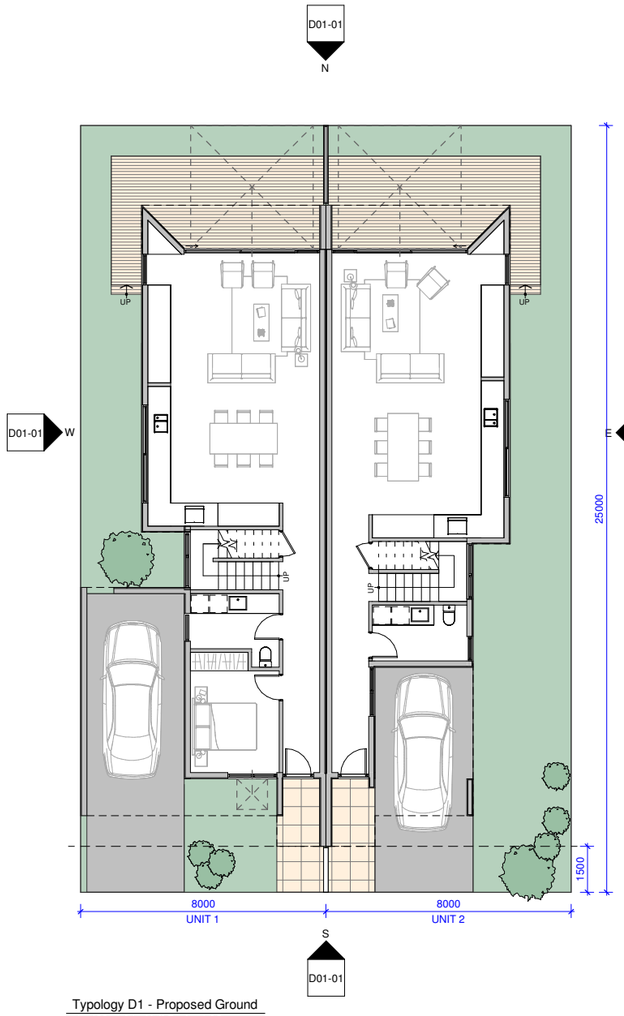
UNIT 1: 4 BEDROOMS, 1 CAR PORT
UNIT 2: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS

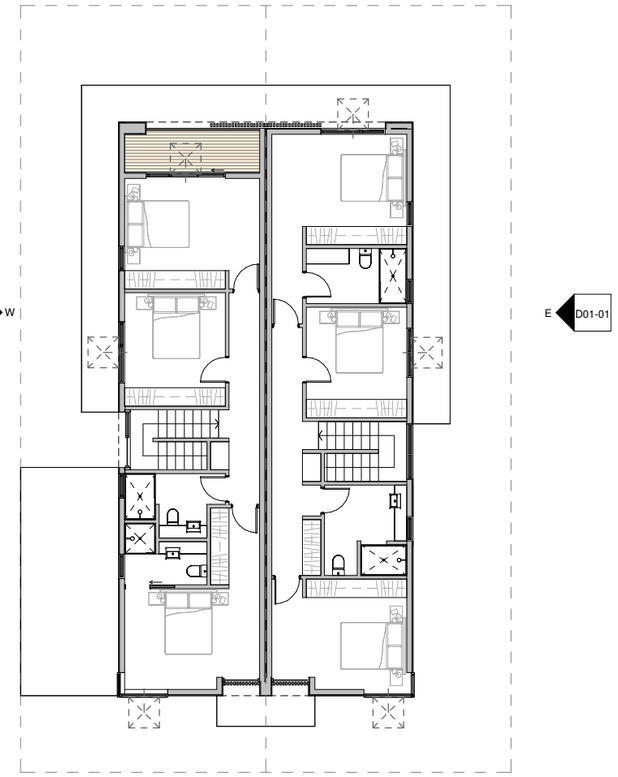
Level	Area
Unit 1	
GF-01	95 m²
L1-01	77 m²
	172 m²
Unit 2	
GF-02	85 m²
L1-02	85 m²
	170 m²
Total	341 m²



S South Elevation
D01-01 1 : 100 at A1 · Half Scale at A3

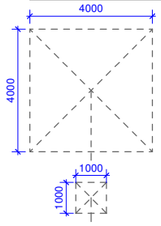


Typology D1 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology D1 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



E East Elevation
D01-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
D01-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
D01-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology D1

Floor Plans & Elevations

REV **D01-01** **A**

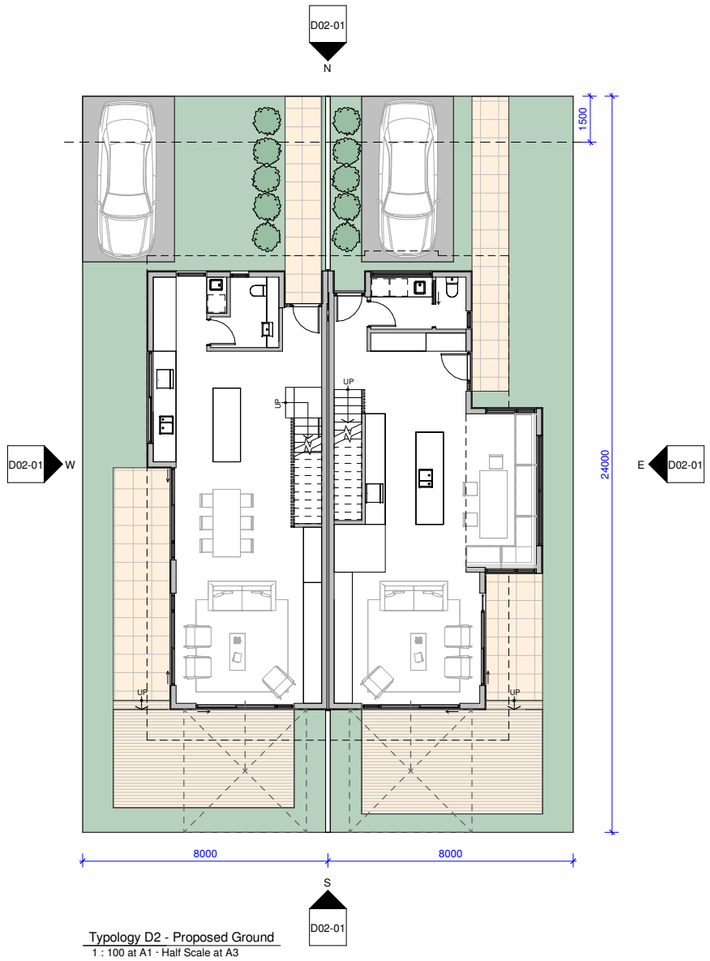
9/10/2026 12:14:19 pm

KĀPITI ROAD DEVELOPMENT

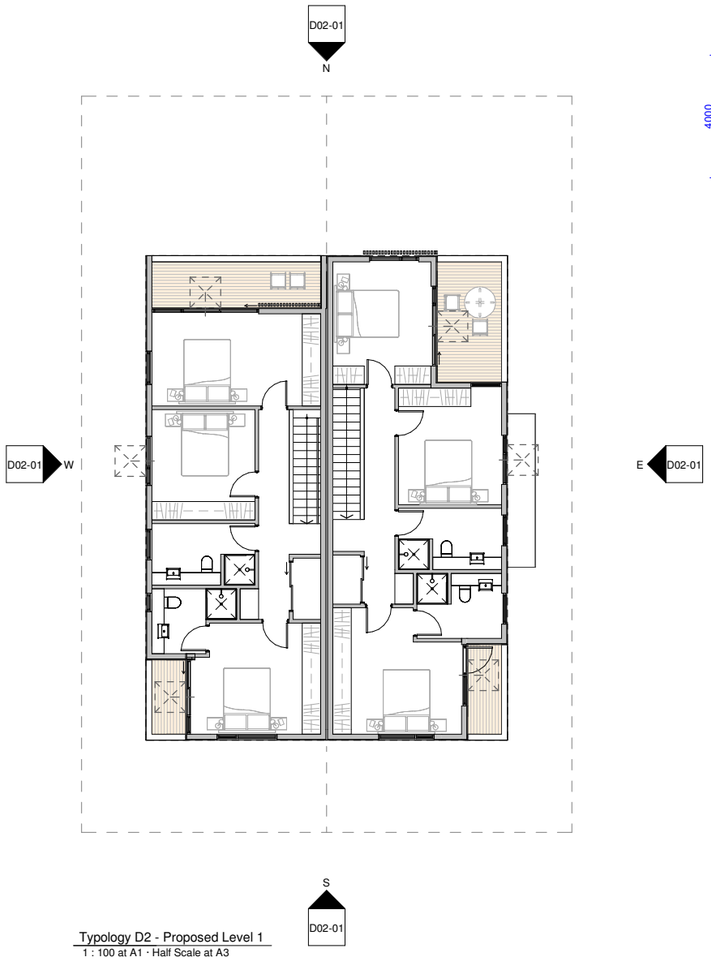
TYPOLOGY: HOUSE D2

DUPLEX, 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 1	
GF-01	77 m²
L1-01	90 m²
	167 m²
Unit 2	
GF-02	81 m²
L1-02	90 m²
	171 m²
Total	338 m²

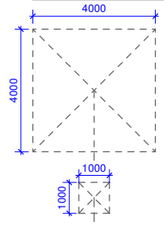


Typology D2 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology D2 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



S D02-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E D02-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N D02-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W D02-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology D2

Floor Plans & Elevations

REV **D02-01** **A**

9/10/2026 12:20:27 pm

KĀPITI ROAD DEVELOPMENT

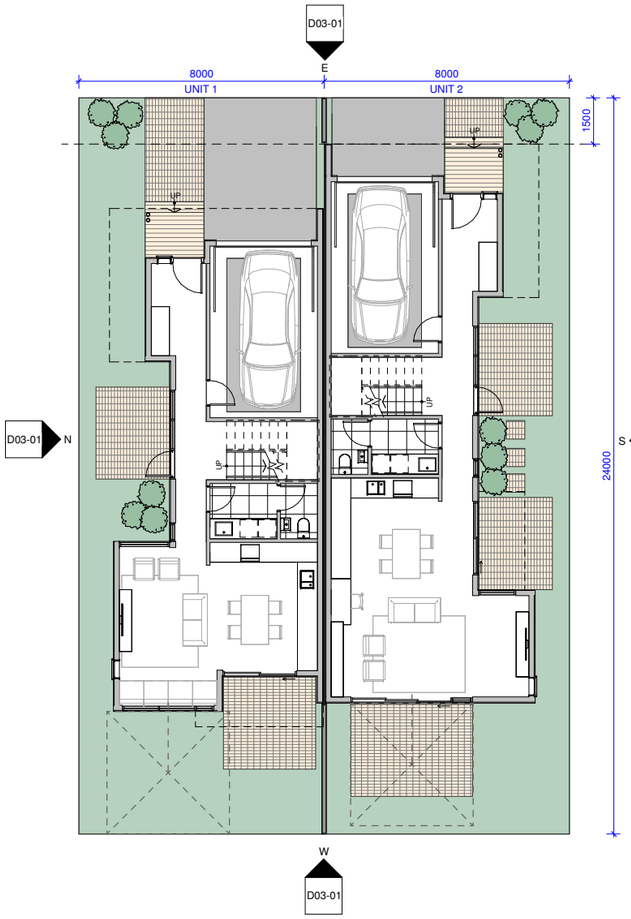
TYPOLOGY: DUPLEX D3

DUPLEX
UNIT 1: 3 BEDROOMS, SINGLE GARAGE
UNIT 2: 3 BEDROOMS, SINGLE GARAGE

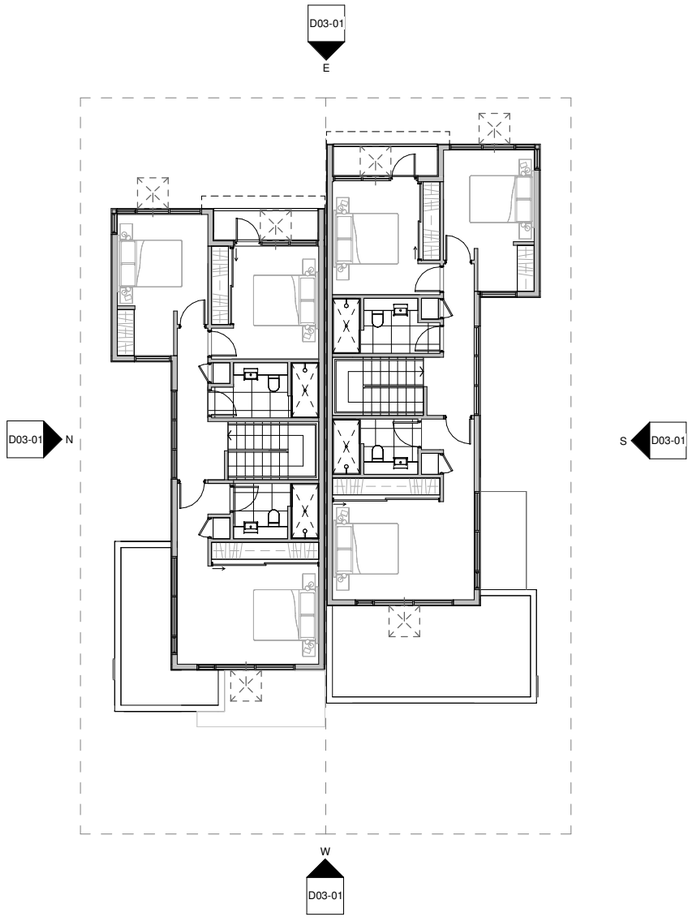
GROSS FLOOR AREAS	
Level	Area
Unit 1	
GF-01	86 m²
L1-01	6 m²
	92 m²
Unit 2	
GF-02	96 m²
L1-02	76 m²
	172 m²
Total	264 m²



E East Elevation
D03-01 1 : 100 at A1 · Half Scale at A3

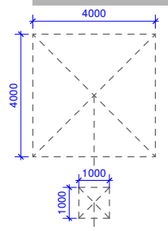


Typology D3 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology D3 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N North Elevation
D03-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
D03-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
D03-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology D3

Floor Plans & Elevations

26008 REV

D03-01 **A**

9/10/2026 12:30:12 pm

KĀPITI ROAD DEVELOPMENT

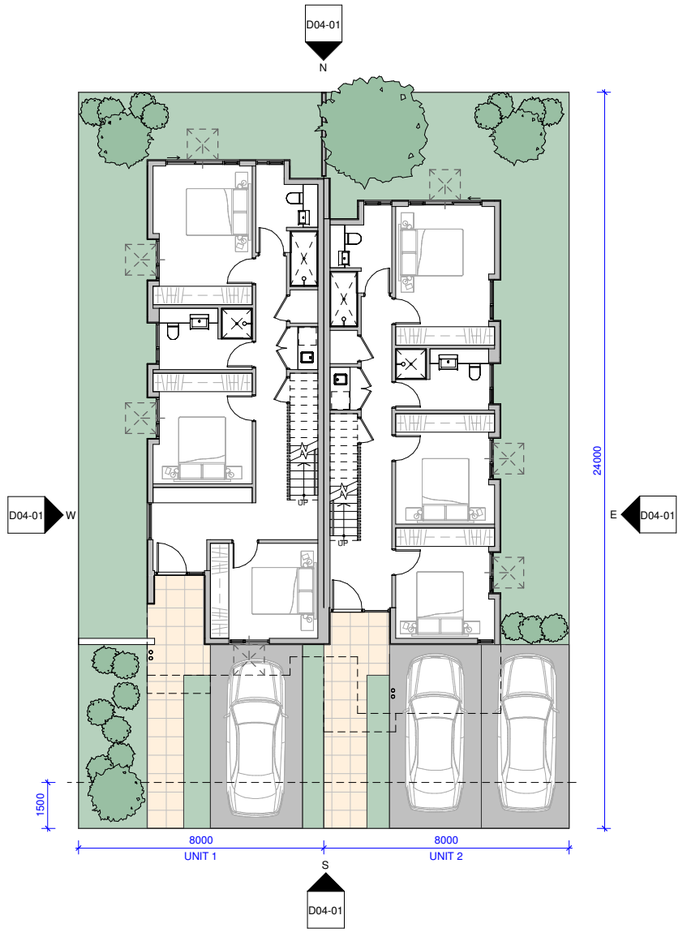
TYPOLOGY: DUPLEX D4

UNIT 1: 3 BEDROOMS, 1 CAR SPACE
UNIT 2: 3 BEDROOMS, 2 CAR SPACES

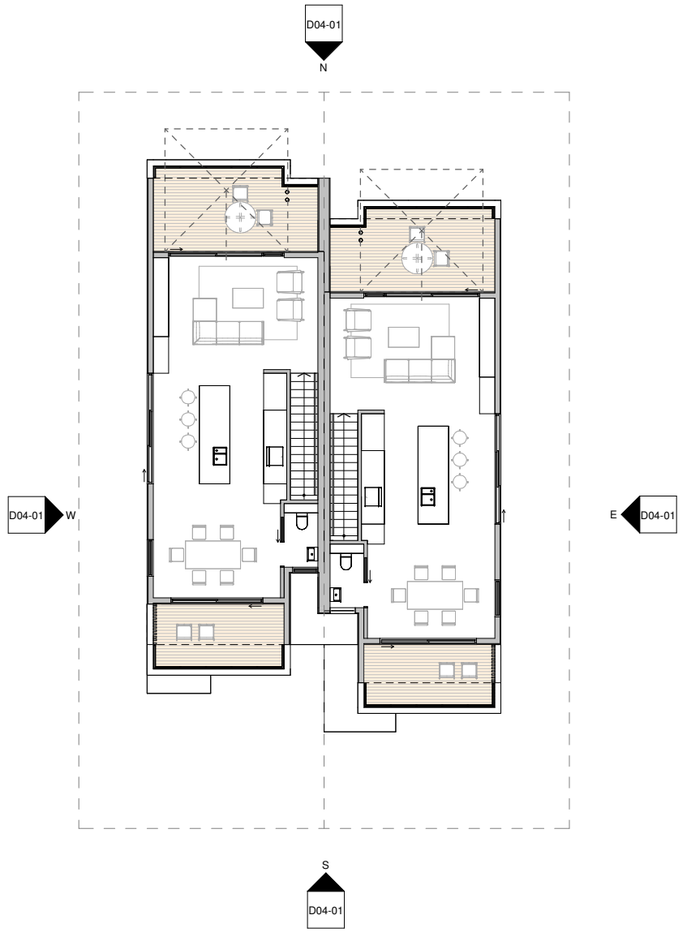
GROSS FLOOR AREAS	
Level	Area
Unit 1	
GF-01	85 m²
L1-01	63 m²
	148 m²
Unit 2	
GF-02	80 m²
L1-02	62 m²
	142 m²
Total	290 m²



N North Elevation
D04-01 1 : 100 at A1 · Half Scale at A3

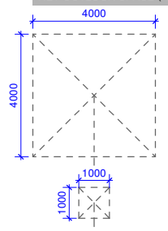


Typology D4 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology D4 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



W West Elevation
D04-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
D04-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
D04-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology D4

Floor Plans & Elevations

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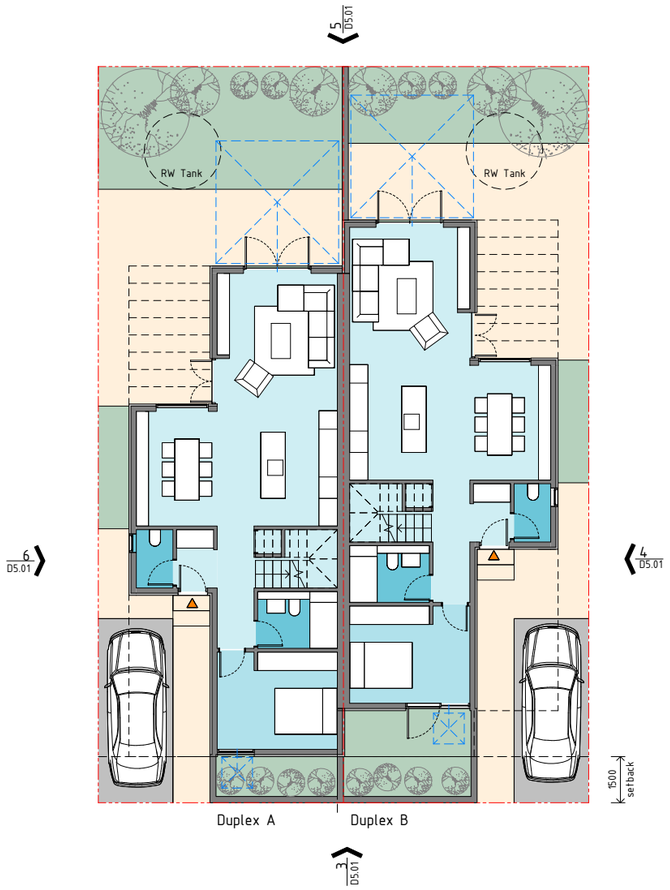
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KĀPITI ROAD DEVELOPMENT

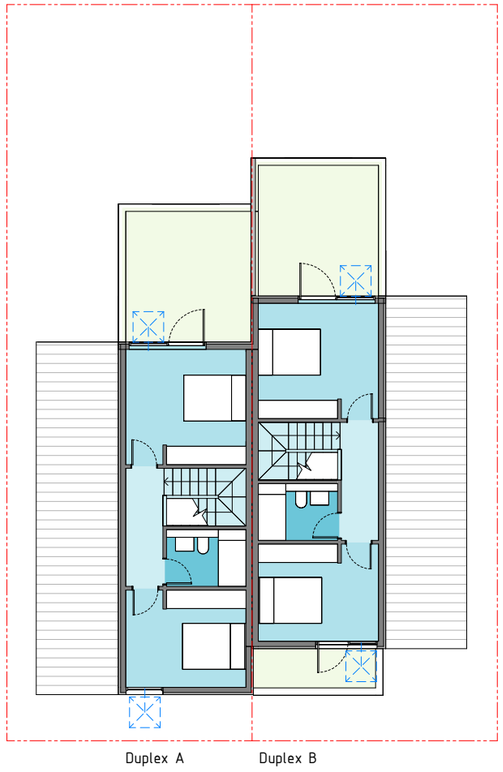
TYPOLOGY: DUPLEX D5

2x 3 BEDROOMS, 2 CARPORTS

HILL PRECINCT, WETLAND PRECINCT
A1.13, A1.16, A1.17

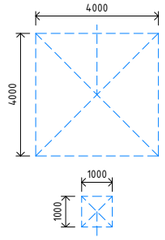


1 | D-5 Ground Floor
1 : 100



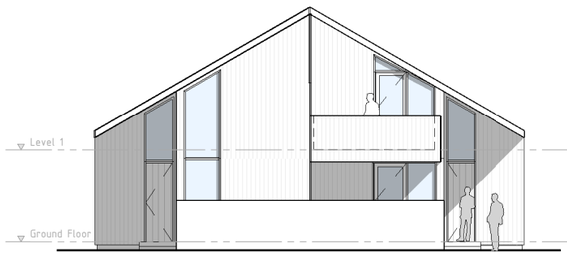
2 | D-5 First Floor
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

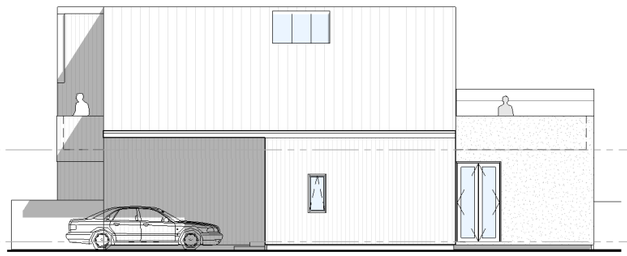


Typology Gross Building Floor Areas

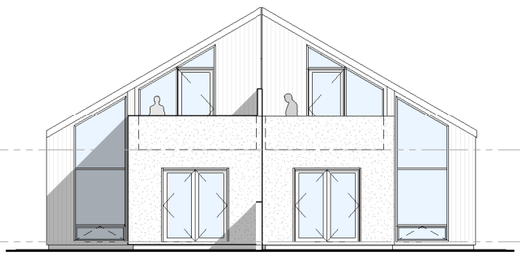
Level Name	Area
Duplex A Ground	86.2 m²
Duplex A First Floor	44.7 m²
Duplex A Roof Terrace	19.5 m²
Duplex B Ground	86.2 m²
Duplex B First Floor	44.7 m²
Duplex B Roof Terrace	19.7 m²
Duplex B Balcony	6.4 m²
	307.4 m²



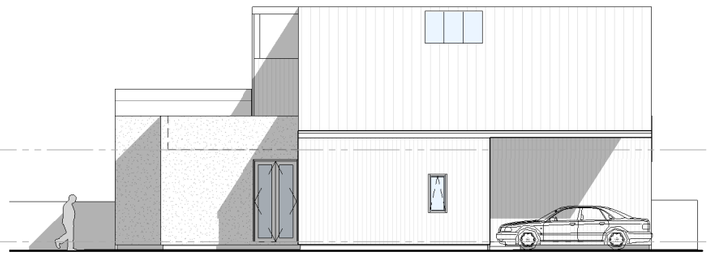
3 D5.01 | Elevation Street
1 : 100



4 D5.01 | Elevation Side Yard Right
1 : 100



5 D5.01 | Elevation Rear
1 : 100



6 D5.01 | Elevation Side Yard - Left
1 : 100

NOTES:
Areas and layouts are indicative only and subject to change.
North point varies depending on site location - refer Masterplan drawings for individual north points

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield architects limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Duplex D5

1 : 100 @ A1

23-03

D5.01-A

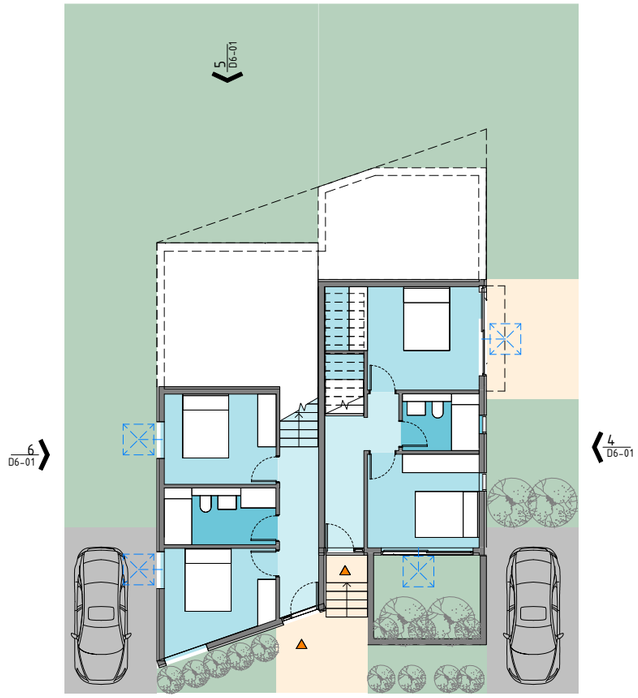
KAPITI ROAD DEVELOPMENT

TYPOLOGY: DUPLEX D6

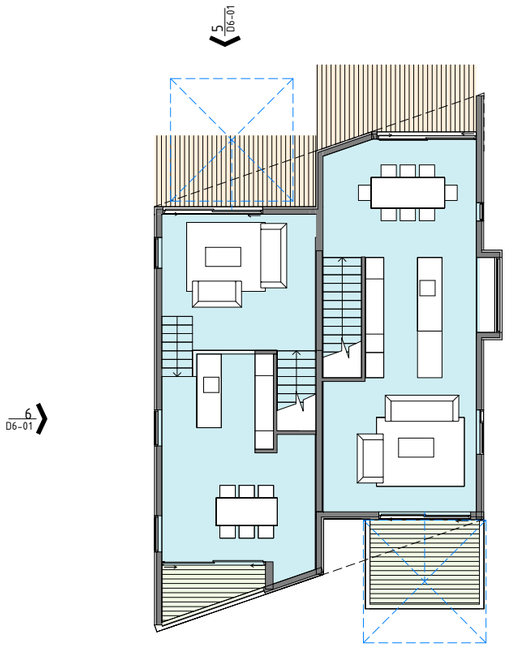
2x 2 BEDS, 1 CARPAD

HILL PRECINCT

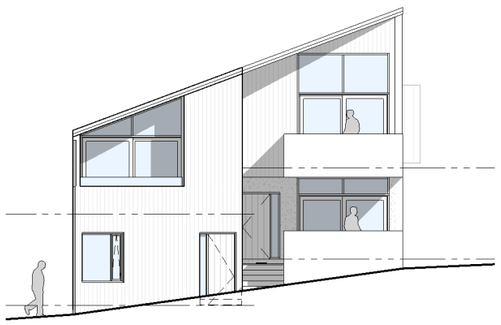
A1.13



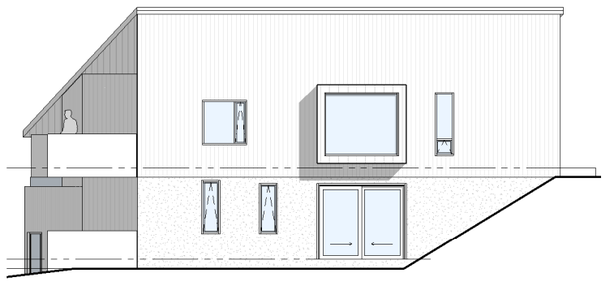
1 | D-6 Ground & Upper Ground
1 : 100



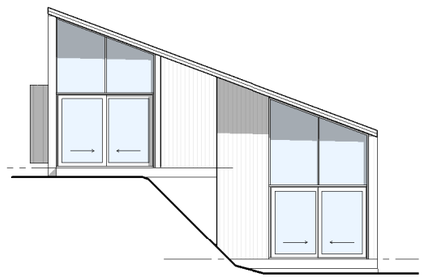
2 | D-6 First & Upper First
1 : 100



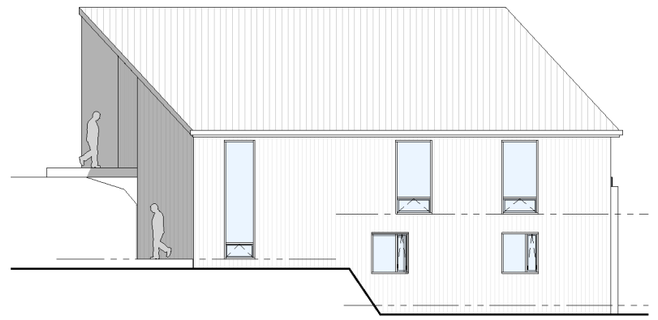
3 D6-01 | Elevation - Street
1 : 100



4 D6-01 | Elevation Side Yard Right
1 : 100

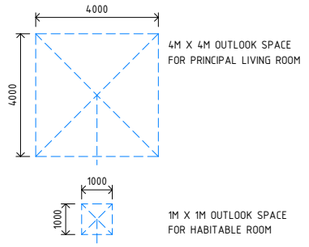


5 D6-01 | Elevation Garden
1 : 100



6 D6-01 | Elevation Side Yard - Left
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



Gross Floor Area (D6)

Level Name	Area
D6A Ground Lower	45.5 m^2
D6A Ground Upper	18.8 m^2
DA6 Level 1	35.7 m^2
D6A Level 1 Balcony	5.8 m^2
D6B Ground	48.3 m^2
D6B Level 1	66.8 m^2
D6B Balcony	11.6 m^2
	232.4 m^2

NOTES:
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KEY:

No.	Description	Date
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105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
FAX 64 4 499 1960

architects
athfield
architects
limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Duplex D6

1 : 100 @ A1

23-03

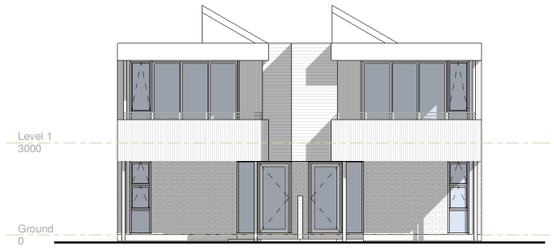
D6-01-A

KĀPITI ROAD DEVELOPMENT

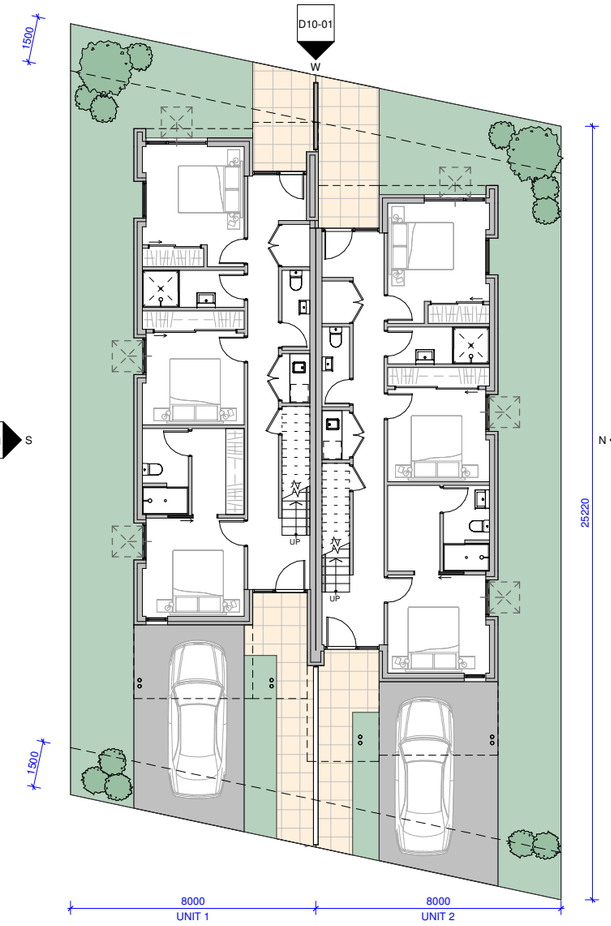
TYPOLOGY: DUPLEX D10

UNIT 1: 3 BEDROOMS, 1 CAR SPACE
UNIT 2: 3 BEDROOMS, 1 CAR SPACE

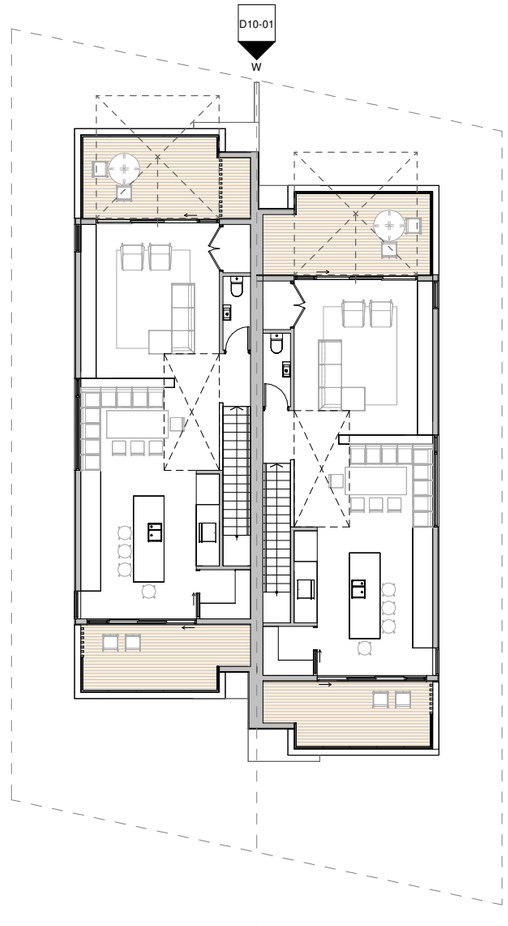
GROSS FLOOR AREAS	
Level	Area
Unit 1	
GF-01	89 m²
L1-01	79 m²
	168 m²
Unit 2	
GF-02	89 m²
L1-02	79 m²
	168 m²
Total	336 m²



E D10-01 East Elevation
1 : 100 at A1 · Half Scale at A3

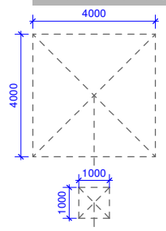


Typology D10 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



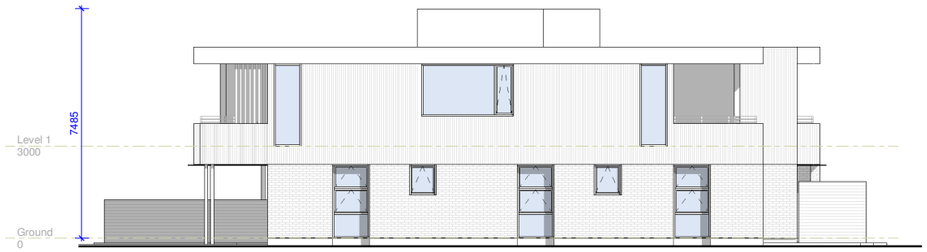
Typology D10 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

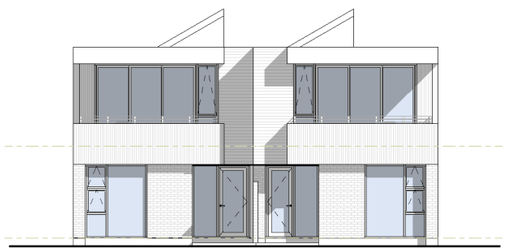


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

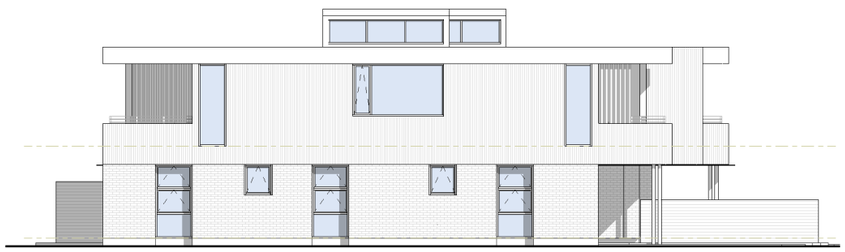
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



N D10-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W D10-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S D10-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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Typology D10

Floor Plans & Elevations

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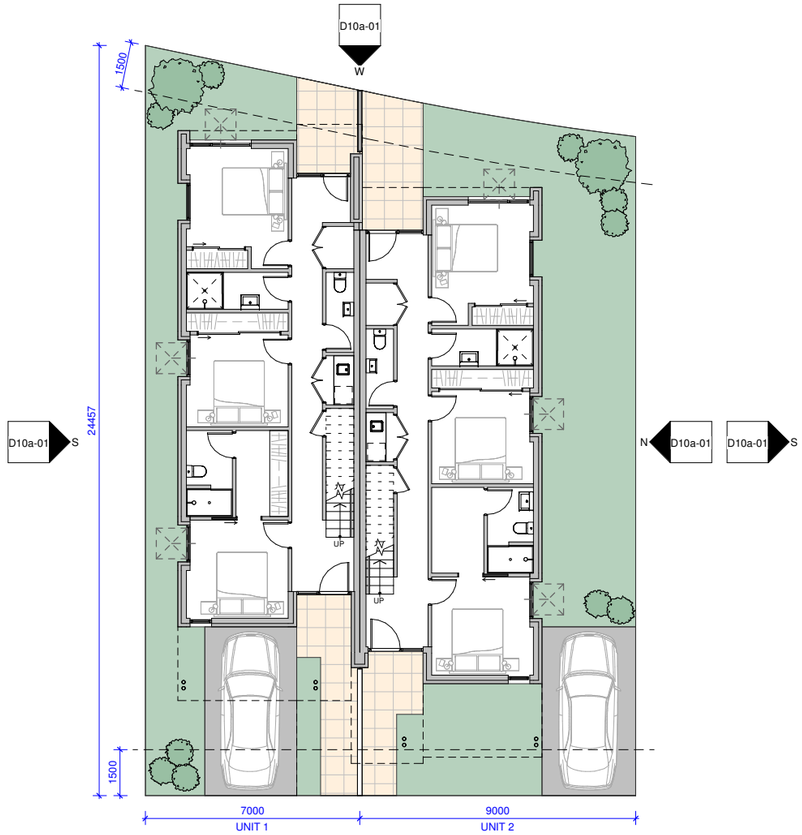
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KĀPITI ROAD DEVELOPMENT

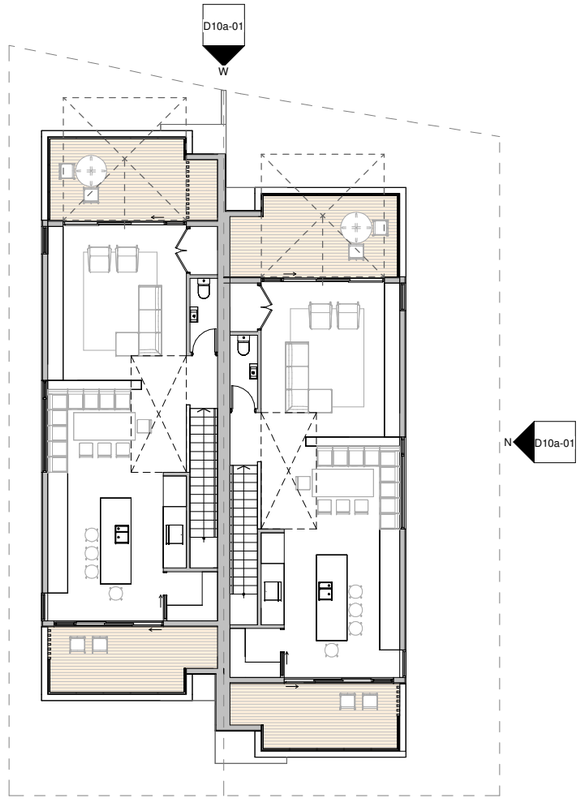
TYPOLOGY: DUPLEX D10a

UNIT 1: 3 BEDROOMS, 1 CAR SPACE
UNIT 2: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 1	
GF-01	89 m²
L1-01	79 m²
	168 m²
Unit 2	
GF-02	89 m²
L1-02	79 m²
	168 m²
Total	336 m²

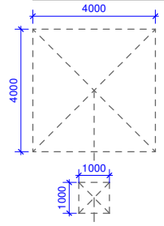


Typology D10a - Proposed Ground
1 : 100 at A1 · Half Scale at A3



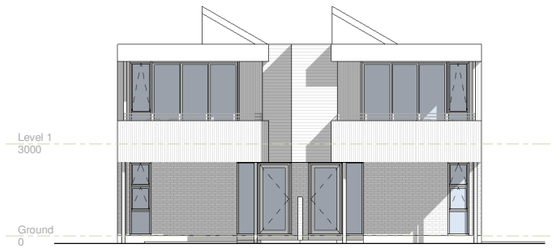
Typology D10a - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

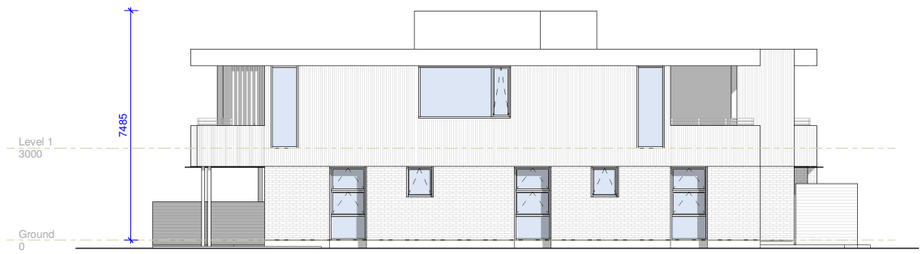


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS



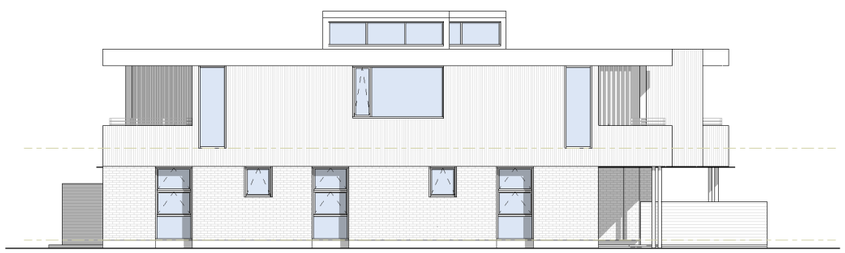
E D10a-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N D10a-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W D10a-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S D10a-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology D10a

Floor Plans & Elevations

REV **A**

D10a-01

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