*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

TOWNHOUSE TYPOLOGY DRAWINGS

Resource Consent Rev A
14.10.2026



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HERRIOT MELHUISH O'NEILL ARCHITECTS

CLIENT:

THE WELLINGTON COMPANY

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

TYPOLOGY:

TOWNHOUSES
Typology Reference
T1
T3
T4
T5
T6
T7
T8
T9
T11
T12
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TOWNHOUSES
Typology Reference
T23
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T37

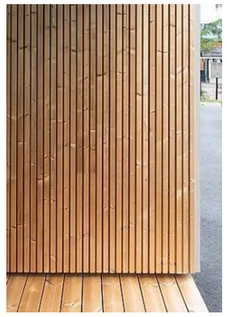
TOWNHOUSE TYPOLOGIES: MATERIALS BOARD



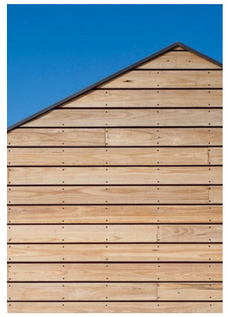
Vertical shiplap timber,
Natural oil finish.



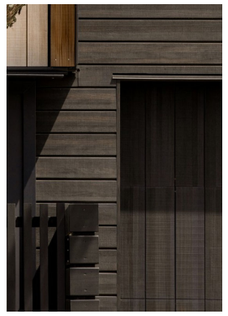
Vertical shiplap timber,
Painted dark tones.



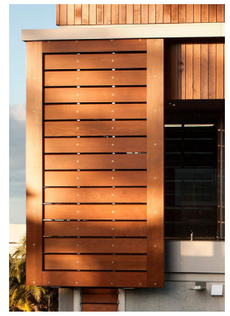
Vertical shiplap timber - fine,
Natural oil finish.



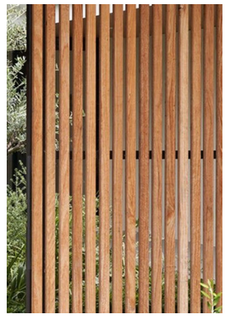
Timber weatherboards,
Natural oil finish.



Timber weatherboard,
Dark stain oil finish.



Timber Screen
Natural oil finish



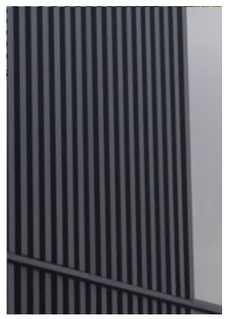
Vertical timber battens,
Natural oil finish.



Timber battens over board,
Painted dark tones.



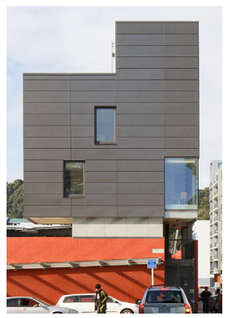
Standing seam metal cladding
Factory applied finish in light tones



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



Corrugated metal cladding,
Factory applied finish, Pioneer red.



Cassette panel cladding,
Dark grey tones.



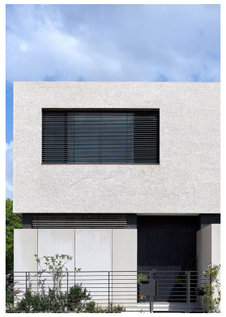
Longrun metal roofing + cladding,
Factory applied finish in dark tones.



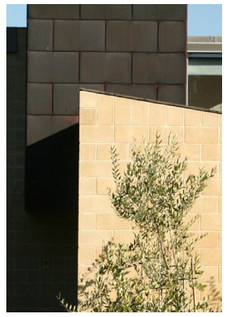
Steel canopy,
Urethane acrylic paint finish, black.



Precast Concrete
Natural finish



Cement render,
Light tones.



Masonry Blockwork
Warm tones



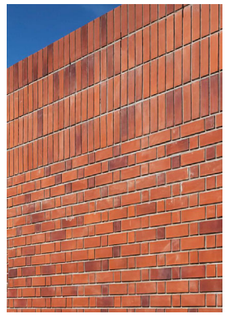
Textured brick,
Light tones.



Textured brick,
Painted white.



Small format terracotta inserts
contained in large format panels



Red Brick

NOTES:

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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architects athfield architects limited athfield

Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Materials Board - Townhouses

@ A1

23-03

T0-A

KĀPITI ROAD DEVELOPMENT

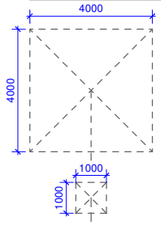
TYPOLOGY: TOWNHOUSES T1

3 STOREY TOWNHOUSES
6 x TYPICAL UNITS, 3 BEDROOMS, SINGLE GARAGE & 1 CAR SPACE
2 x END UNITS, 4 BEDROOMS, SINGLE GARAGE & 1 CAR SPACE

GROSS FLOOR AREAS

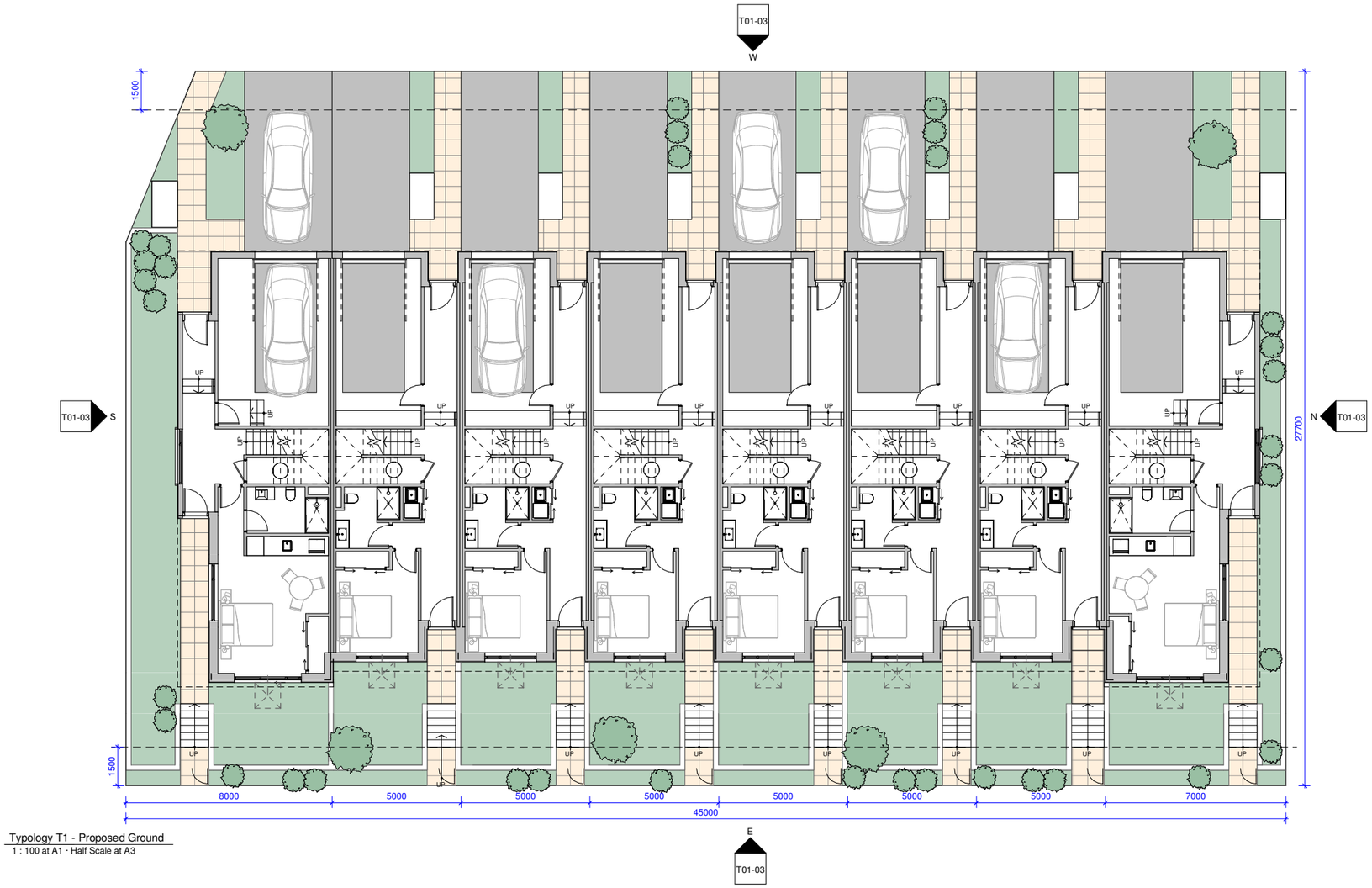
Level	Area
Unit 1	
GF-01	90 m²
L1-01	82 m²
L2-01	82 m²
	253 m²
Unit 2	
GF-02	77 m²
L1-02	64 m²
L2-02	64 m²
	205 m²
Unit 3	
GF-03	77 m²
L1-03	64 m²
L2-03	64 m²
	205 m²
Unit 4	
GF-04	77 m²
L1-04	64 m²
L2-04	64 m²
	205 m²
Unit 5	
GF-05	77 m²
L1-05	64 m²
L2-05	64 m²
	205 m²
Unit 6	
GF-06	77 m²
L1-06	64 m²
L2-06	64 m²
	205 m²
Unit 7	
GF-07	77 m²
L1-07	64 m²
L2-07	64 m²
	205 m²
Unit 8	
GF-08	90 m²
L1-08	81 m²
L2-08	82 m²
	252 m²
Total	1736 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 T1 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

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A	OCT 2026	RESOURCE CONSENT	

1 : 100 · A1 Half Scale · A3

Typology T1

Floor Plans

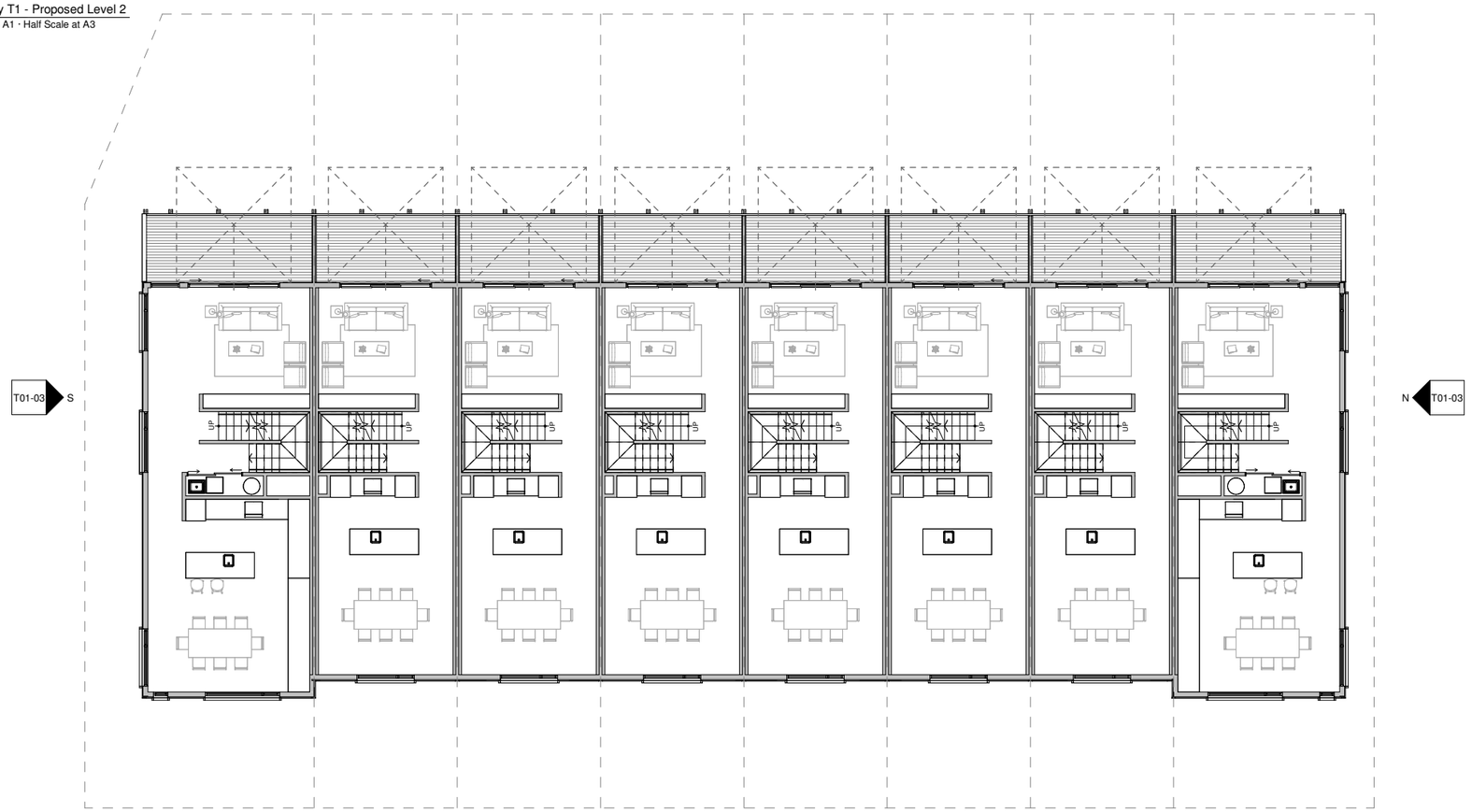
26008 | REV

T01-01 | **A**

9/10/2026 3:26:19 pm

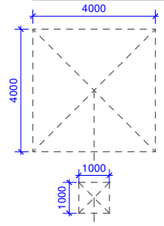


Typology T1 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3



Typology T1 - 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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1 : 100 · A1 Half Scale · A3

Typology T1

Floor Plans

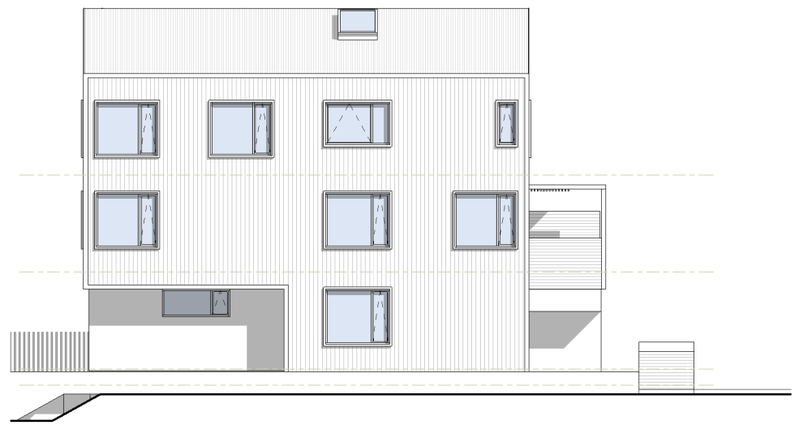
26008 | REV

T01-02 | **A**

9/10/2026 3:26:20 pm



W T01-01 West Elevation
1 : 100 at A1 · Half Scale at A3



N T01-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E T01-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S T01-01 South 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 T1

Elevations

26008 | REV

T01-03 | **A**

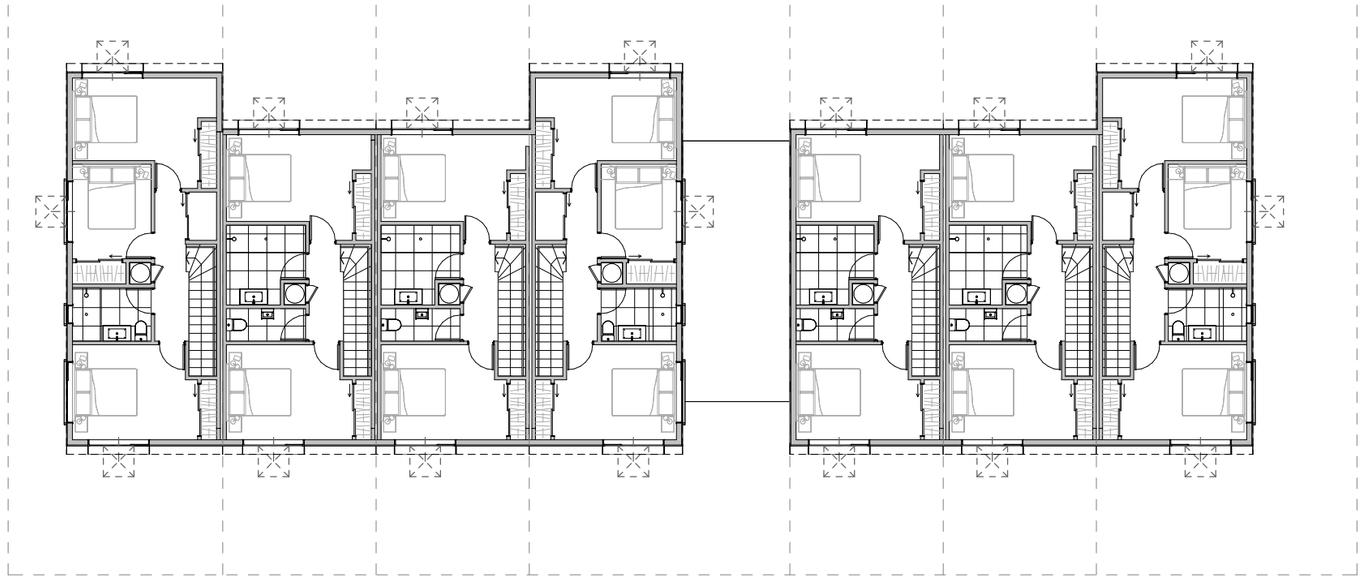
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KĀPITI ROAD DEVELOPMENT

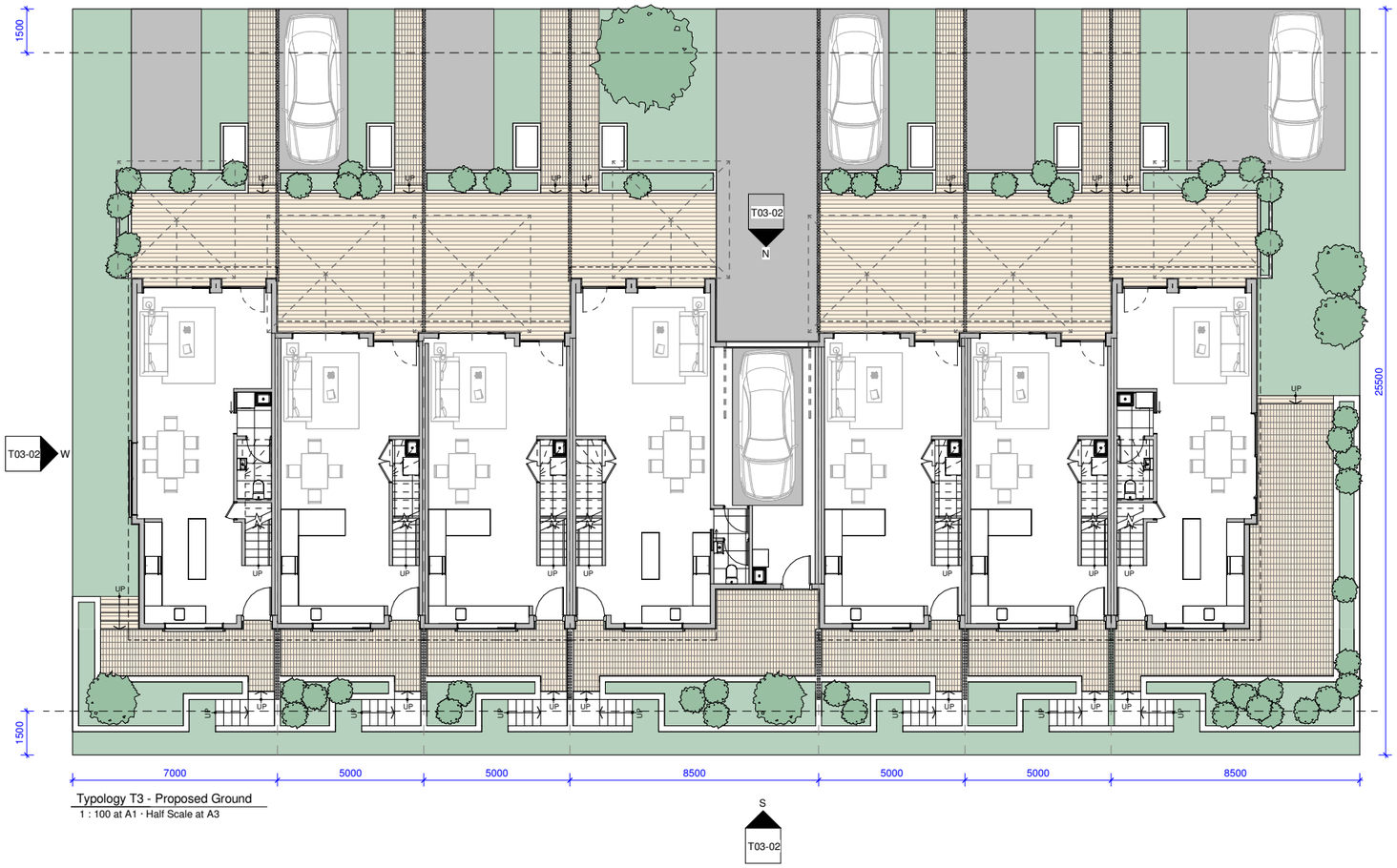
TYPOLOGY: TOWNHOUSE T3

2 STOREY TOWNHOUSES
4 x TYPICAL UNITS: 2 BEDROOMS, 1 CAR SPACE
2 x END UNITS: 3 BEDROOMS, 1 CAR SPACE
1 x MIDDLE UNIT: 3 BEDROOMS, 1 GARAGE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	58 m²
L1-01	58 m²
	116 m²
Unit 02	
GF-02	50 m²
L1-02	48 m²
	98 m²
Unit 03	
GF-03	50 m²
L1-03	48 m²
	98 m²
Unit 04	
GF-04	88 m²
L1-04	57 m²
	145 m²
Unit 05	
GF-05	50 m²
L1-05	48 m²
	98 m²
Unit 06	
GF-06	50 m²
L1-06	48 m²
	98 m²
Unit 07	
GF-07	58 m²
L1-07	58 m²
	116 m²
Total	769 m²

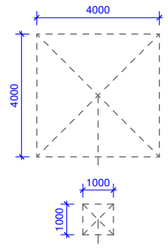


Typology T3 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology T3 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T3

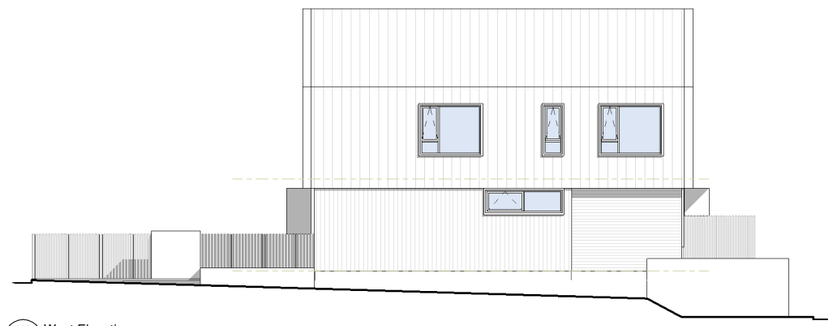
Floor Plans

REV **T03-01** **A**

9/10/2026 11:41:33 am



N North Elevation
T03-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
T03-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
T03-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T03-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T3

Elevations

REV

T03-02 **A**

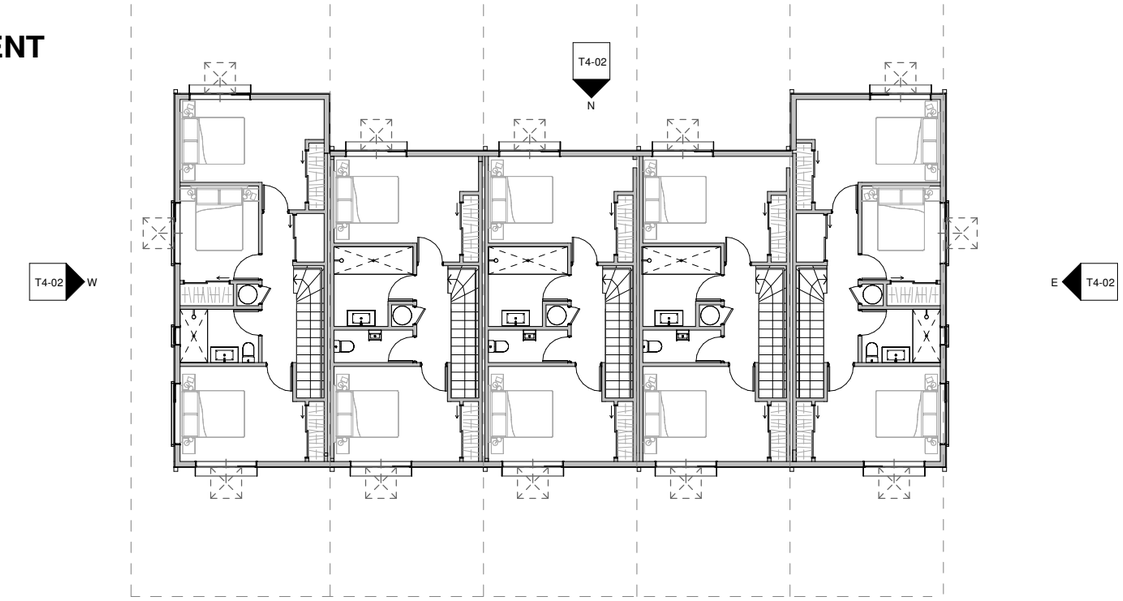
9/10/2026 11:41:35 am

KĀPITI ROAD DEVELOPMENT

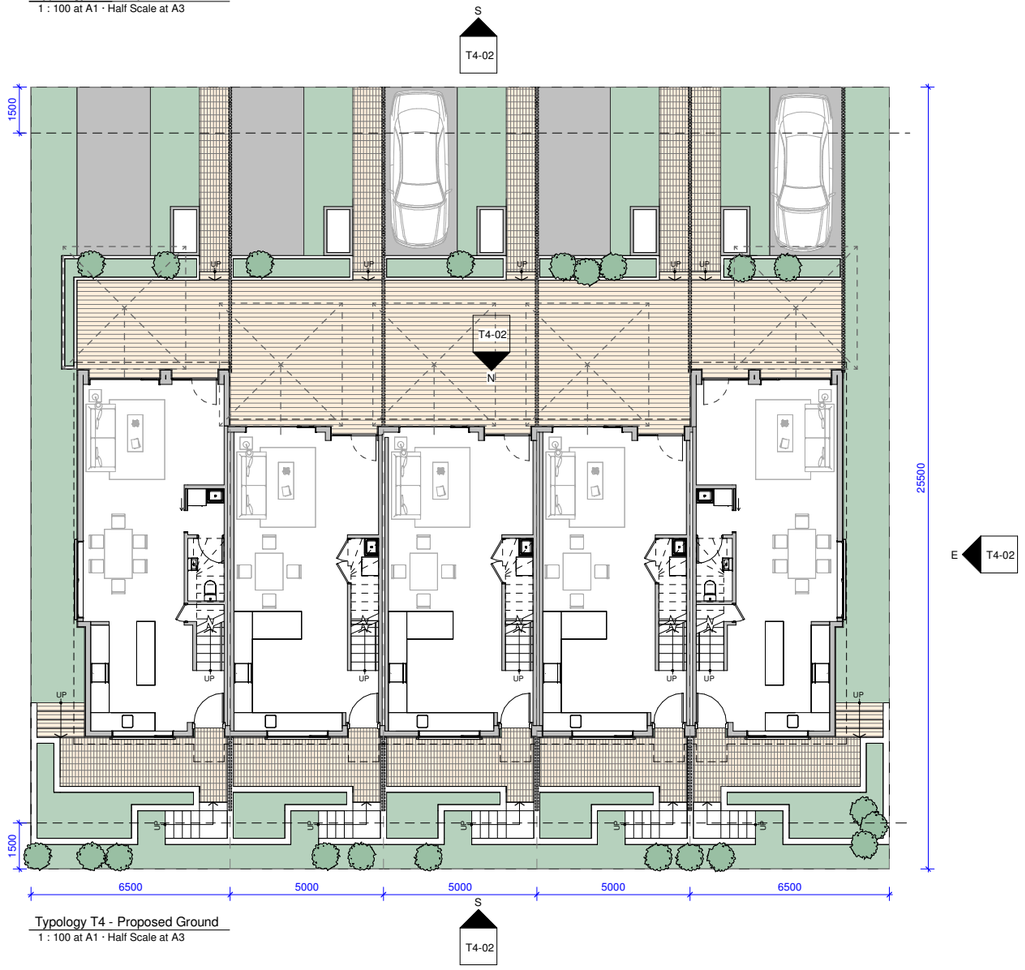
TYPOLOGY: TOWNHOUSE T4

2 STOREY TOWNHOUSES
3 x TYPICAL UNITS: 2 BEDROOMS, 1 CAR SPACE
2 x END UNITS: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	58 m²
L1-01	58 m²
	116 m²
Unit 02	
GF-02	50 m²
L1-02	48 m²
	98 m²
Unit 03	
GF-03	50 m²
L1-03	48 m²
	98 m²
Unit 04	
GF-04	50 m²
L1-04	48 m²
	98 m²
Unit 05	
GF-05	58 m²
L1-05	58 m²
	116 m²
Total	526 m²

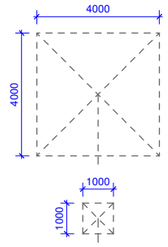


Typology T4 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology T4 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T4

Floor Plans

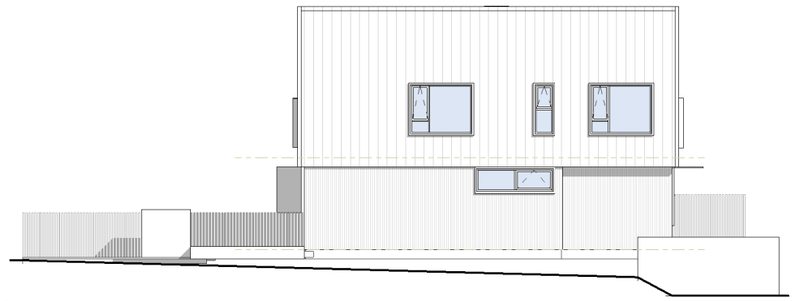
REV **A**

T4-01

9/10/2026 3:30:19 pm



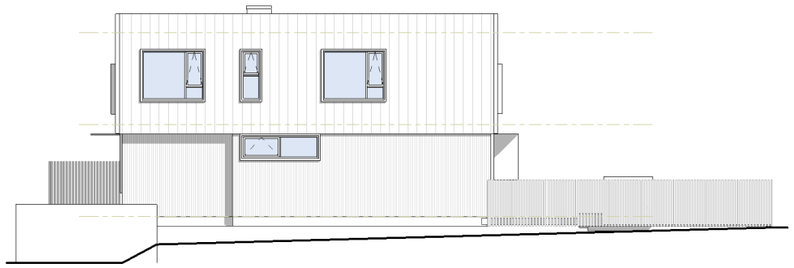
N T4-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W T4-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S T4-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E T4-01 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 T4

Elevations

REV **T4-02** **A**

9/10/2026 3:30:21 pm

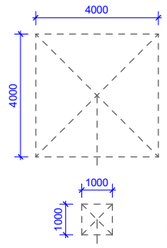
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T5

3 STOREY TOWNHOUSES
8 x UNITS: 3 BEDROOMS, SINGLE GARAGE

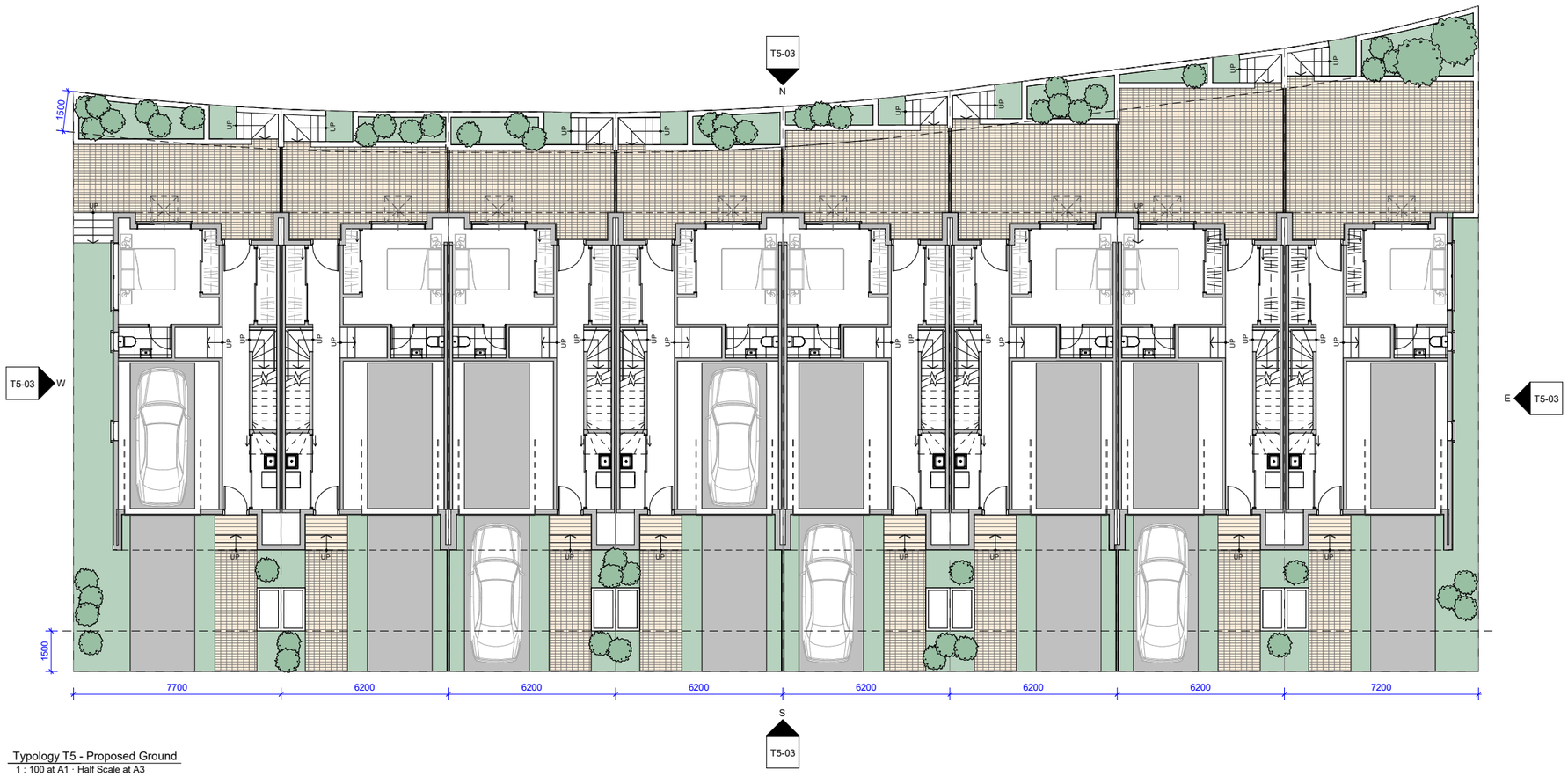
GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	68 m²
L1-01	62 m²
L2-01	62 m²
	192 m²
Unit 02	
GF-02	68 m²
L1-02	61 m²
L2-02	61 m²
	190 m²
Unit 03	
GF-03	68 m²
L1-03	61 m²
L2-03	61 m²
	190 m²
Unit 04	
GF-04	68 m²
L1-04	61 m²
L2-04	61 m²
	190 m²
Unit 05	
GF-05	68 m²
L1-05	61 m²
L2-05	61 m²
	190 m²
Unit 06	
GF-06	68 m²
L1-06	61 m²
L2-06	61 m²
	190 m²
Unit 07	
GF-07	68 m²
L1-07	61 m²
L2-07	61 m²
	190 m²
Unit 08	
GF-08	68 m²
L1-08	62 m²
L2-08	62 m²
	192 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



Typology T5 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

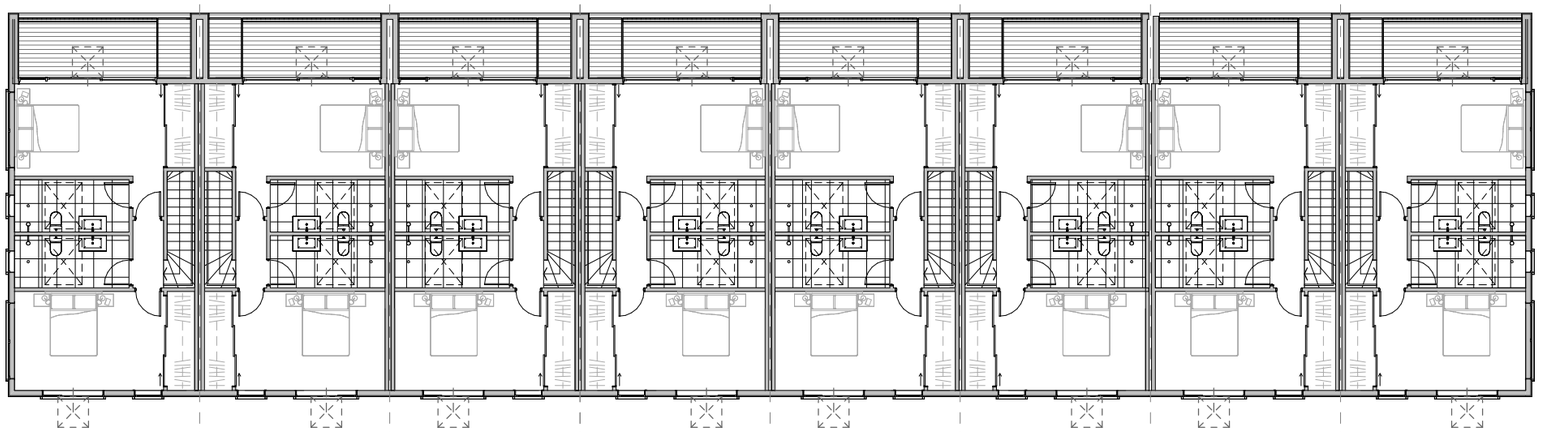
Typology T5

Floor Plans

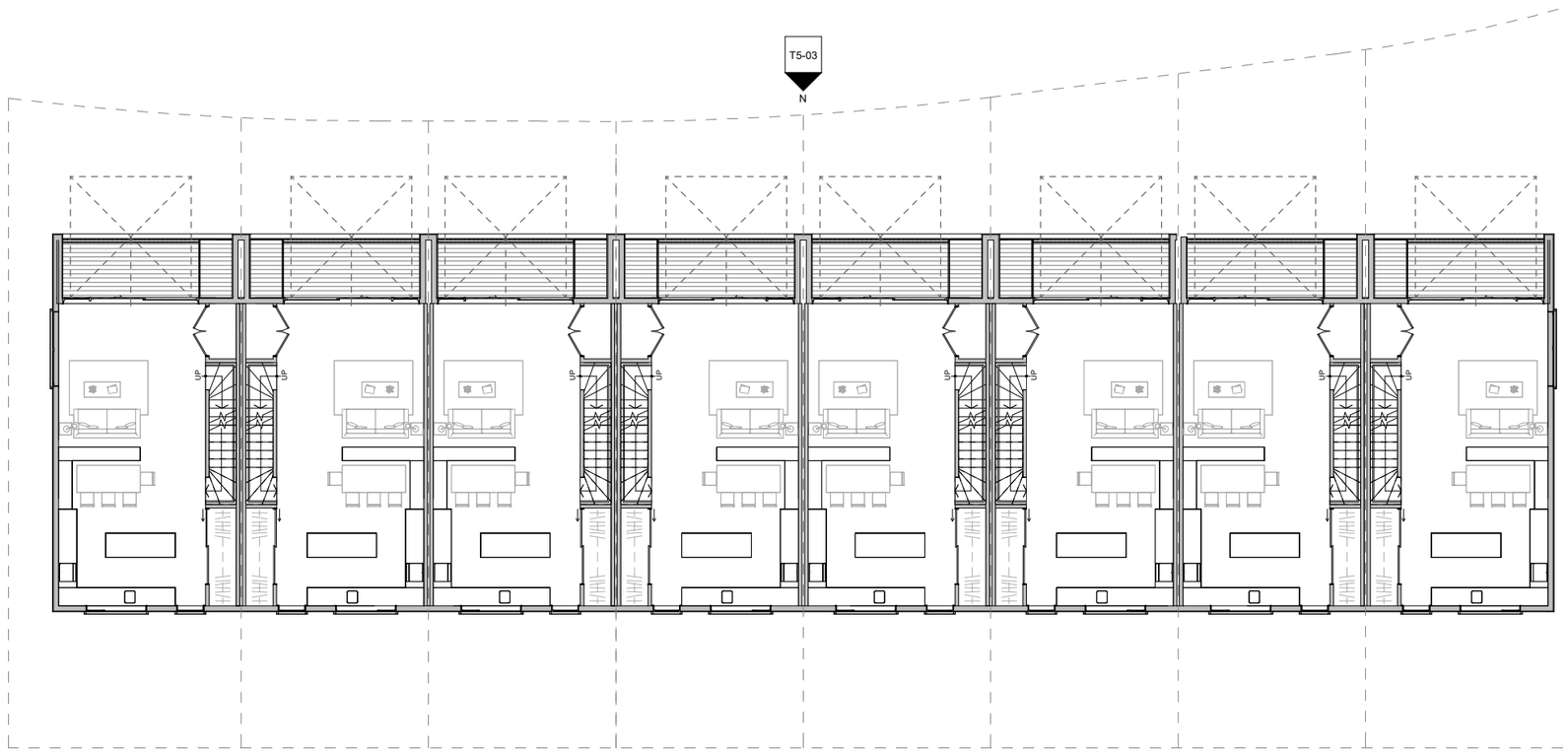
REV

T5-01 | **A**

14/10/2026 2:46:34 pm

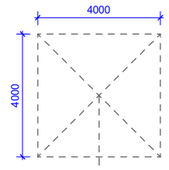


Typology T5 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3



Typology T5 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T5

Floor Plans

REV **T5-02** **A**

14/10/2026 2:48:37 pm



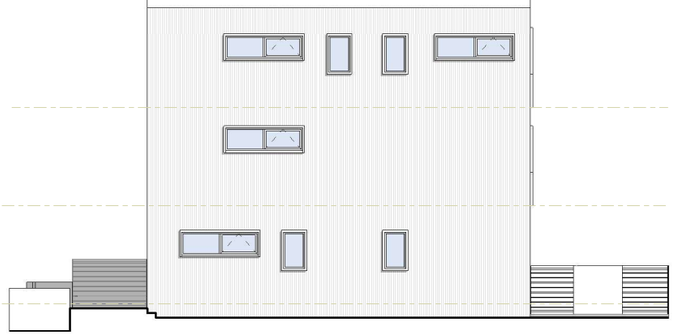
N T5-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E T5-01 East Elevation
1 : 100 at A1 · Half Scale at A3



S T5-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W T5-01 West Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T5

Elevations

REV

T5-03 | **A**

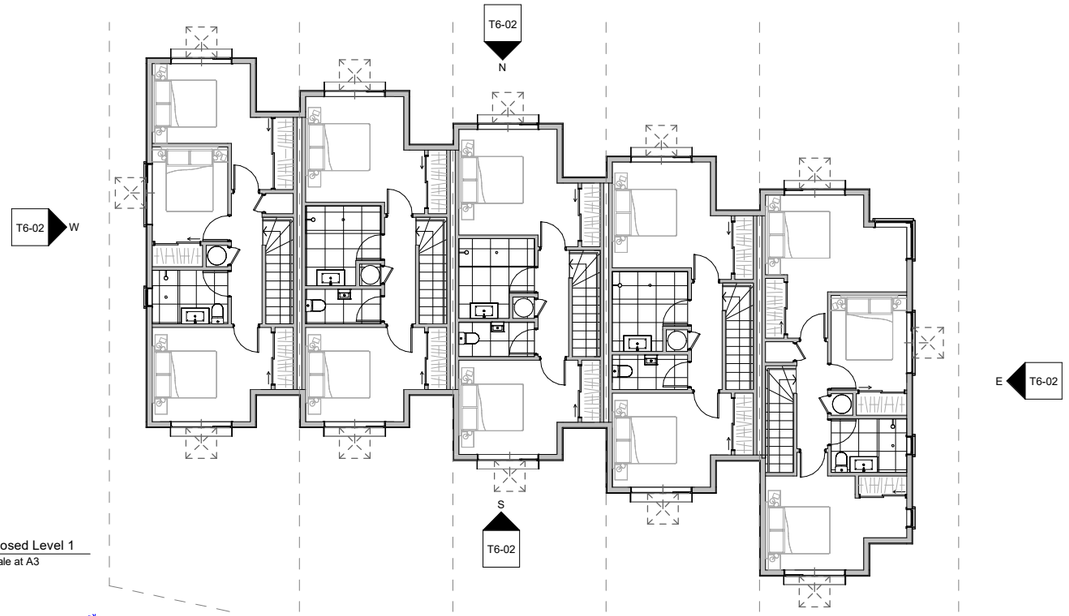
14/10/2026 2:48:43 pm

KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T6

2 STOREY TOWNHOUSES
3 x TYPICAL UNITS: 2 BEDROOMS, 1 CAR SPACE
2 x END UNITS: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	53 m²
L1-01	53 m²
	106 m²
Unit 02	
GF-02	49 m²
L1-02	48 m²
	97 m²
Unit 03	
GF-03	49 m²
L1-03	48 m²
	97 m²
Unit 04	
GF-04	49 m²
L1-04	48 m²
	97 m²
Unit 05	
GF-05	57 m²
L1-05	57 m²
	114 m²
Total	512 m²

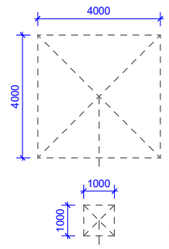


Typology T6 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology T6 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



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1 : 100 · A1 Half Scale · A3

Typology T6

Floor Plans

REV **T6-01** **A**

14/10/2026 9:23:35 am



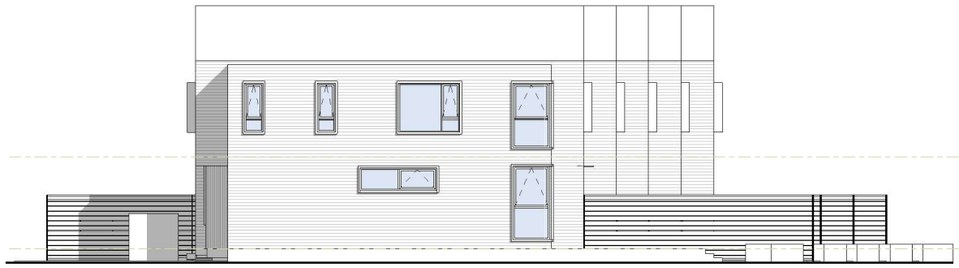
S T6-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W T6-01 West Elevation
1 : 100 at A1 · Half Scale at A3



N T6-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E T6-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T6

Elevations

REV **T6-02** **A**

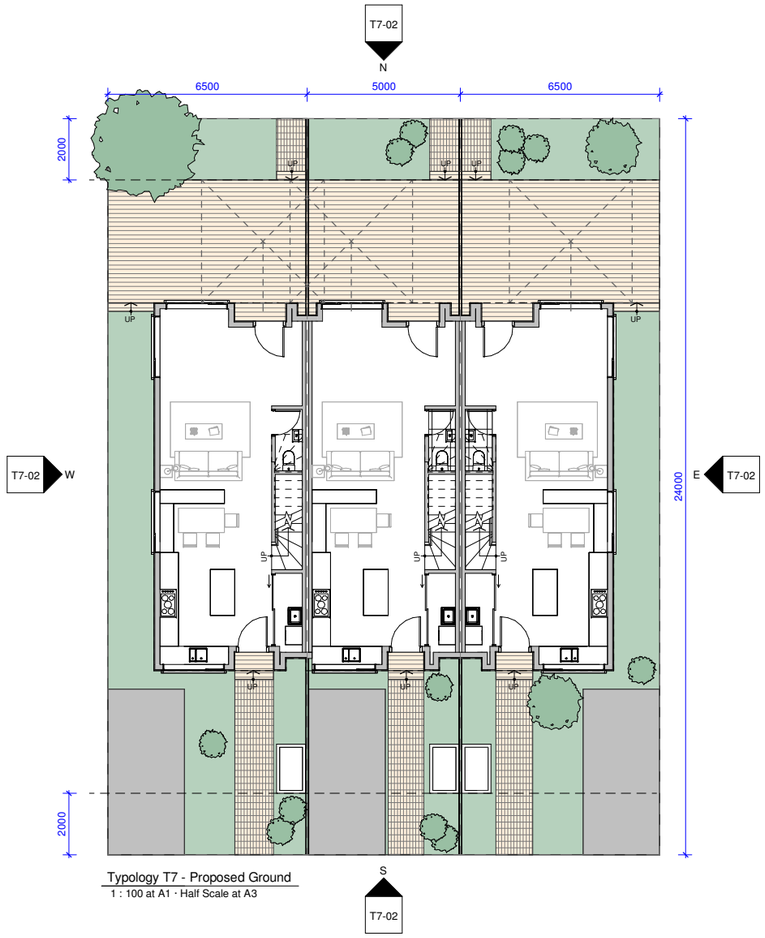
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KĀPITI ROAD DEVELOPMENT

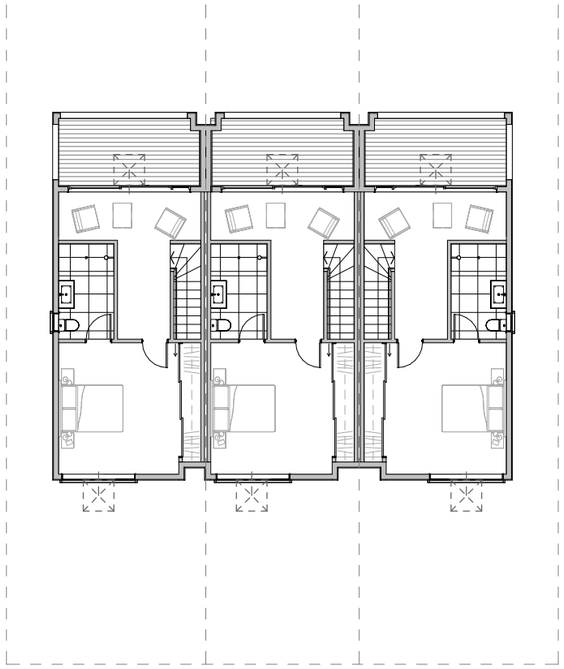
TYPOLOGY: TOWNHOUSE T7

3 STOREY TOWNHOUSES
3 x UNITS: 3 BEDROOMS, 1 CAR SPACE

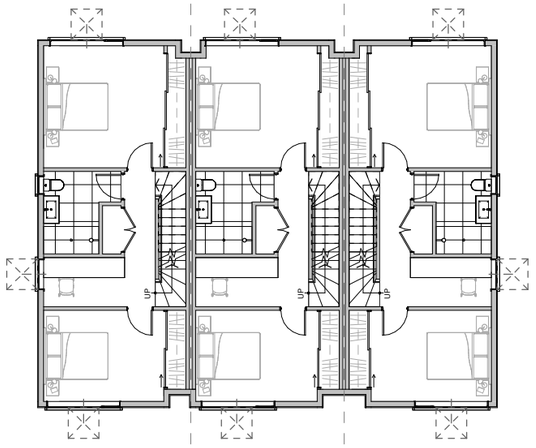
GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	55 m²
L1-01	55 m²
L2-01	55 m²
	166 m²
Unit 02	
GF-02	58 m²
L1-02	55 m²
L2-02	55 m²
	168 m²
Unit 03	
GF-03	58 m²
L1-03	56 m²
L2-03	56 m²
	169 m²
Total	503 m²



Typology T7 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

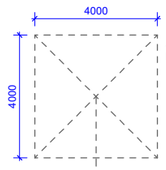


Typology T7 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3



Typology T7 - 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 ROOM

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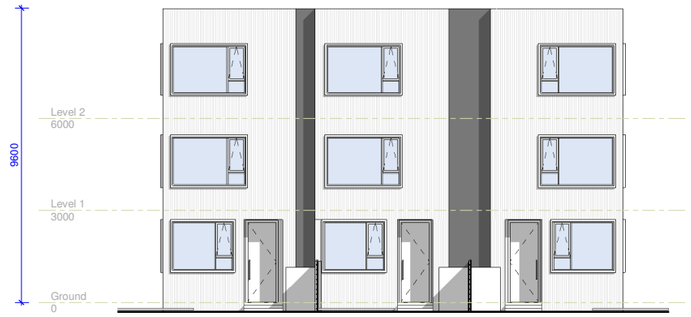
1 : 100 · A1 Half Scale · A3

Typology T7

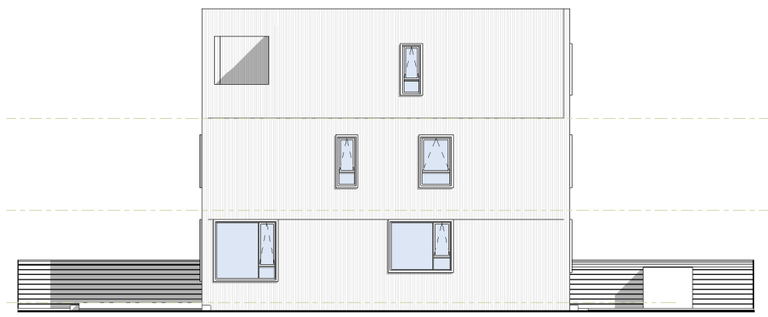
Floor Plans

REV **T7-01** **A**

9/10/2026 3:42:06 pm



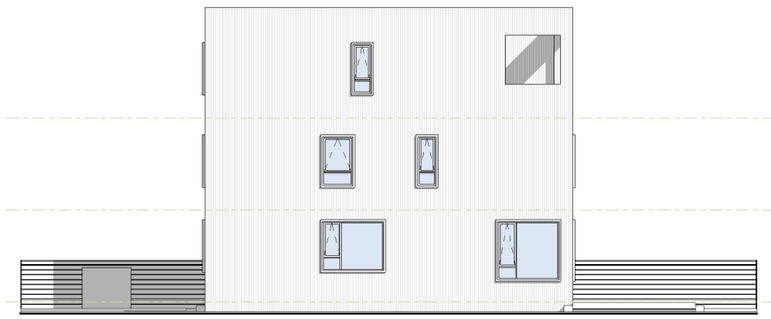
S T7-01 South Elevation
1 : 100 at A1 · Half Scale at A3



W T7-01 West Elevation
1 : 100 at A1 · Half Scale at A3



N T7-01 North Elevation
1 : 100 at A1 · Half Scale at A3



E T7-01 East Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T7

Elevations

REV **T7-02** **A**

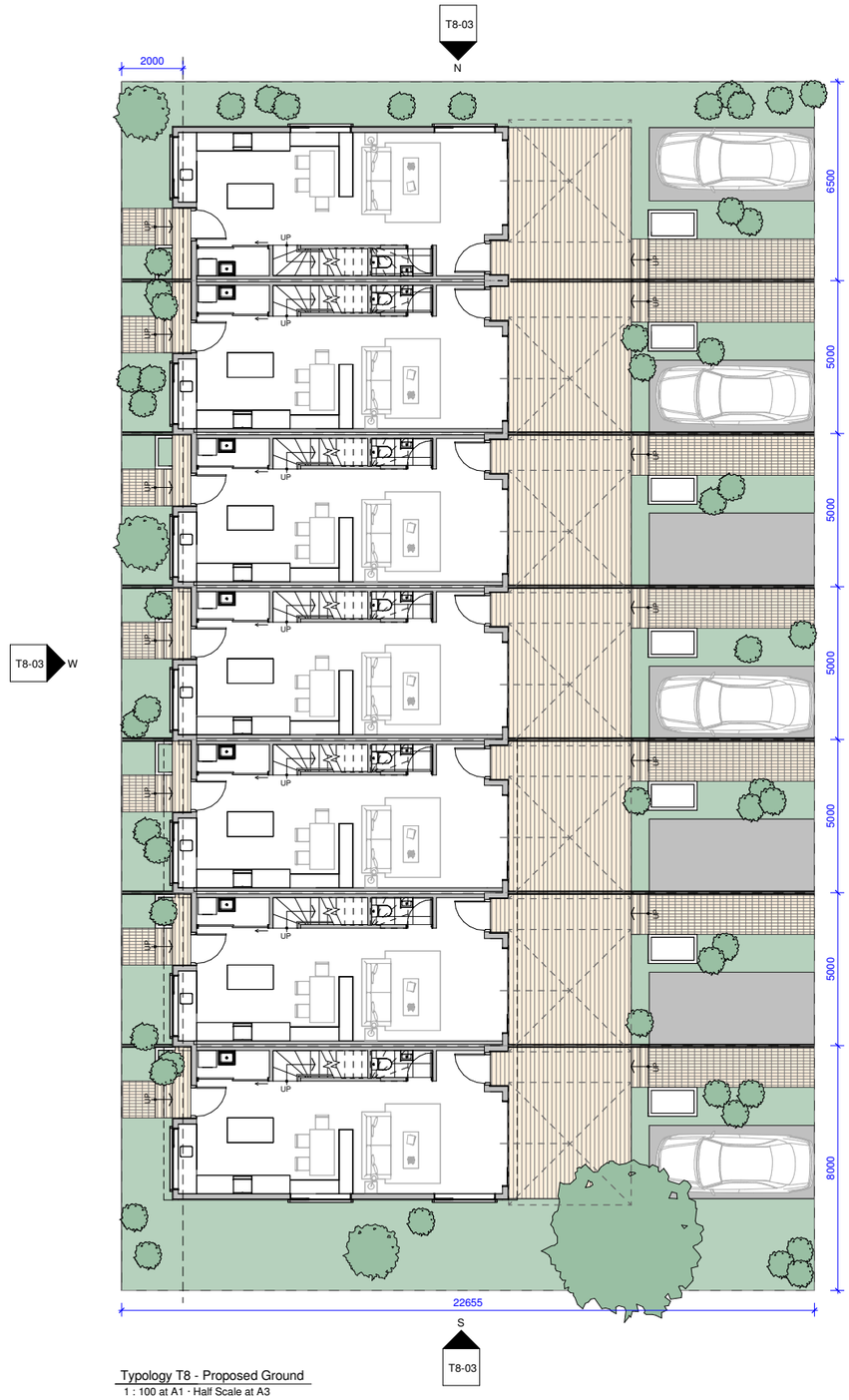
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KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T8

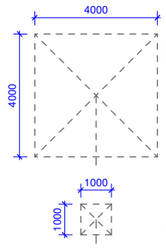
3 STOREY TOWNHOUSES
7 x UNITS: 3 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	53 m²
L1-01	50 m²
L2-01	50 m²
	153 m²
Unit 02	
GF-02	53 m²
L1-02	49 m²
L2-02	49 m²
	152 m²
Unit 03	
GF-03	53 m²
L1-03	49 m²
L2-03	49 m²
	152 m²
Unit 04	
GF-04	53 m²
L1-04	49 m²
L2-04	49 m²
	152 m²
Unit 05	
GF-05	53 m²
L1-05	49 m²
L2-05	49 m²
	152 m²
Unit 06	
GF-06	53 m²
L1-06	49 m²
L2-06	49 m²
	152 m²
Unit 07	
GF-07	53 m²
L1-07	50 m²
L2-07	50 m²
	153 m²
Total	1064 m²



Typology T8 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T8

Floor Plans

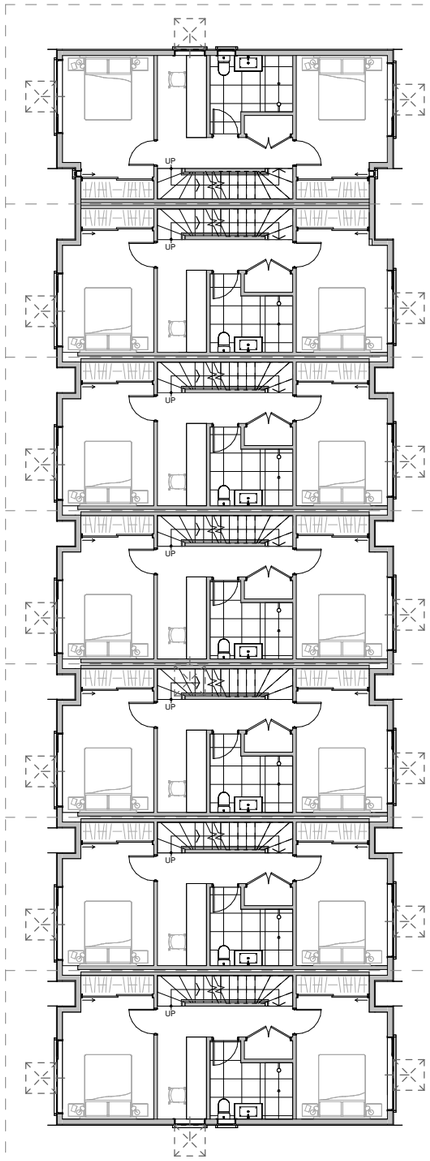
REV **A**

T8-01

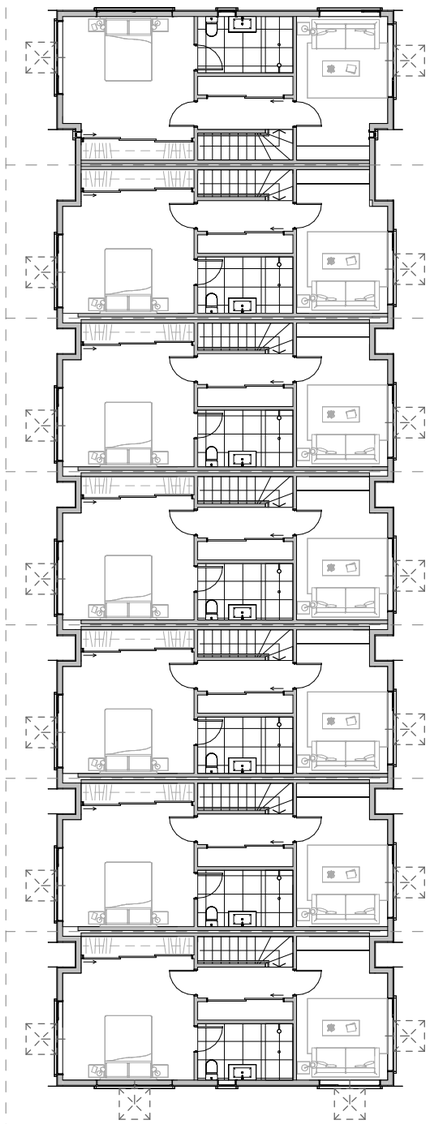
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T8-03
N

T8-03 W



E T8-03

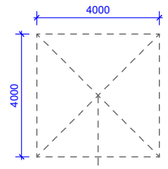


Typology T8 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

S
T8-03

Typology T8 - Proposed Level 2
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 ROOM

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1 : 100 · A1 Half Scale · A3

N

Typology T8

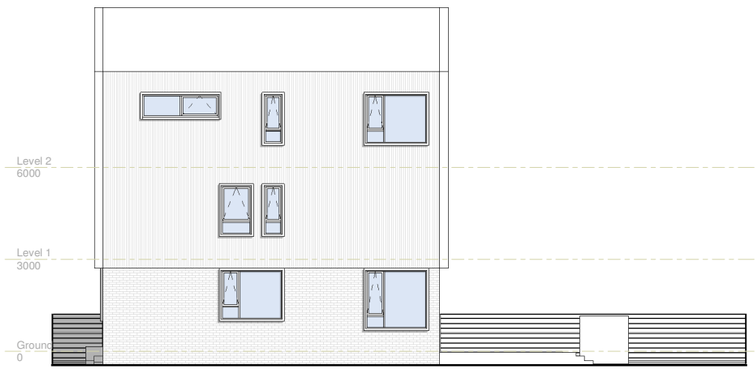
Floor Plans

REV **T8-02** **A**

9/10/2026 3:44:25 pm



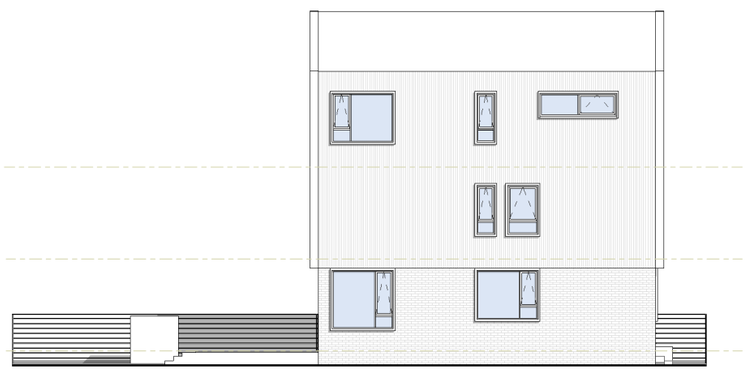
W T8-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S T8-01 South Elevation
1 : 100 at A1 · Half Scale at A3



E T8-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N T8-01 North Elevation
1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T8

Elevations

REV

T8-03 **A**

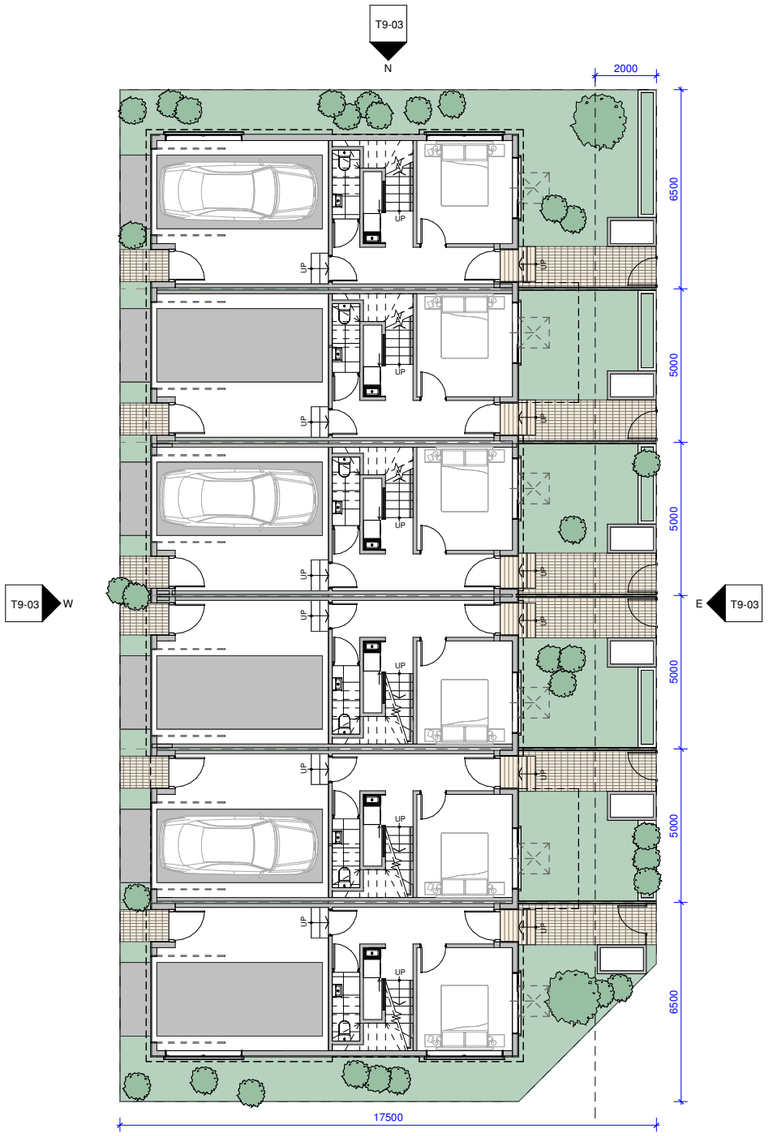
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KĀPITI ROAD DEVELOPMENT

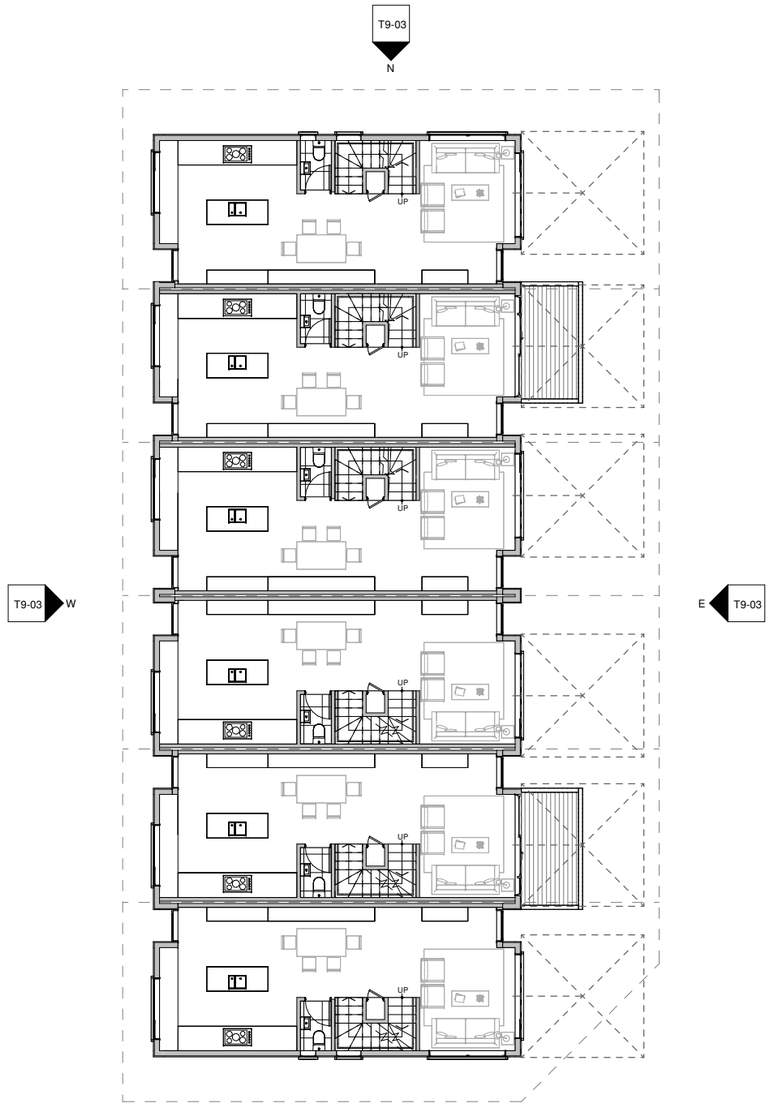
TYPOLOGY: TOWNHOUSE T9

4x 4 STOREY TOWNHOUSES: 3 BEDROOMS, SINGLE GARAGE
2x 3 STOREY TOWNHOUSES: 2 BEDROOMS, SINGLE GARAGE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	59 m²
L1-01	55 m²
L2-01	59 m²
L3-01	41 m²
	215 m²
Unit 02	
GF-02	59 m²
L1-02	54 m²
L2-02	55 m²
	168 m²
Unit 03	
GF-03	59 m²
L1-03	55 m²
L2-03	58 m²
L3-03	44 m²
	215 m²
Unit 04	
GF-04	59 m²
L1-04	55 m²
L2-04	58 m²
L3-04	44 m²
	215 m²
Unit 05	
GF-05	59 m²
L1-05	54 m²
L2-05	55 m²
	168 m²
Unit 06	
GF-06	59 m²
L1-06	55 m²
L2-06	59 m²
L3-06	58 m²
	232 m²

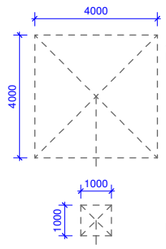


Typology T9 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T9 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

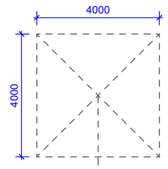
Typology T9

Floor Plans

REV **T9-01** **A**

9/10/2026 3:46:39 pm

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

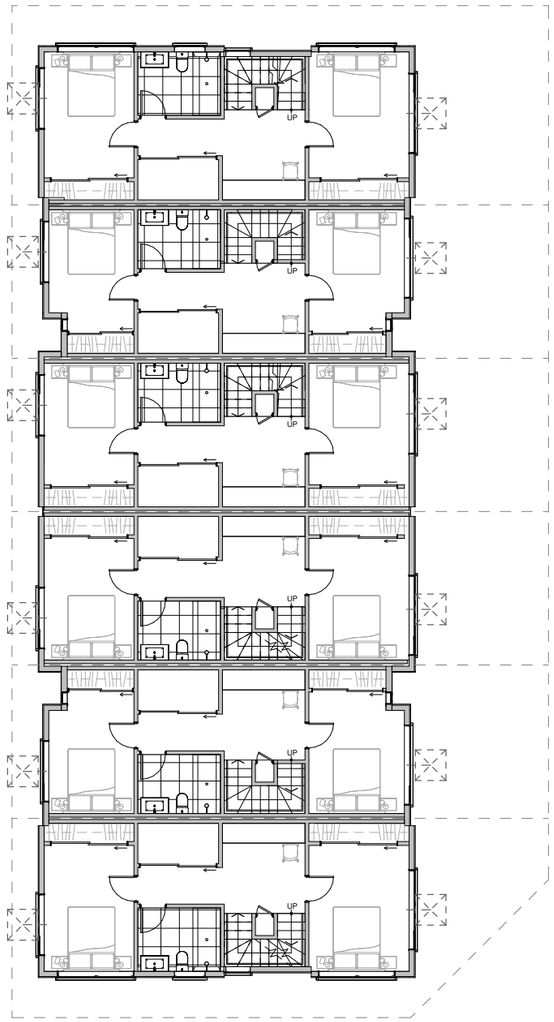


1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

T9-03 W

T9-03 N

E T9-03



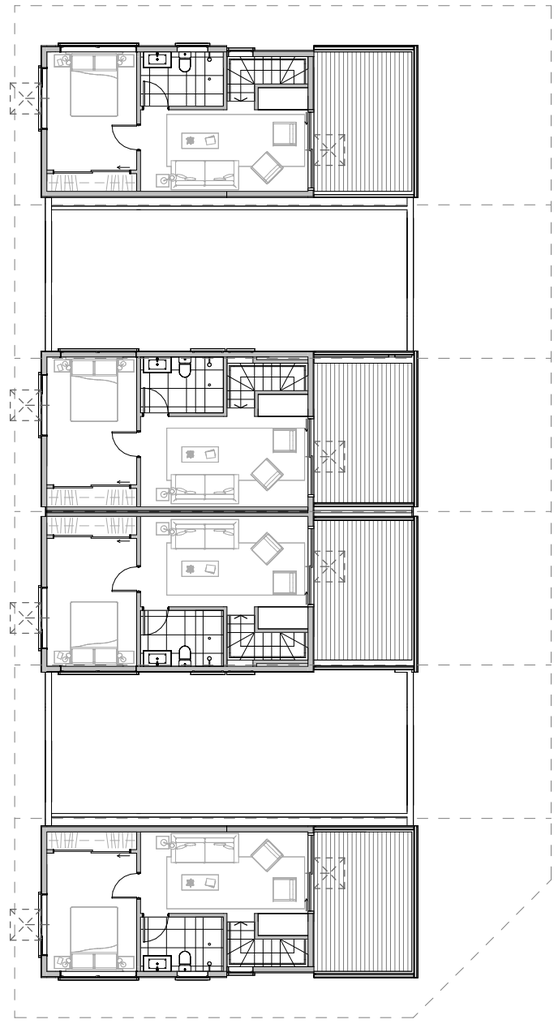
Typology T9 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3

S T9-03

T9-03 W

T9-03 N

E T9-03



Typology T9 - Proposed Level 3
1 : 100 at A1 · Half Scale at A3

S T9-03

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

N

Typology T9

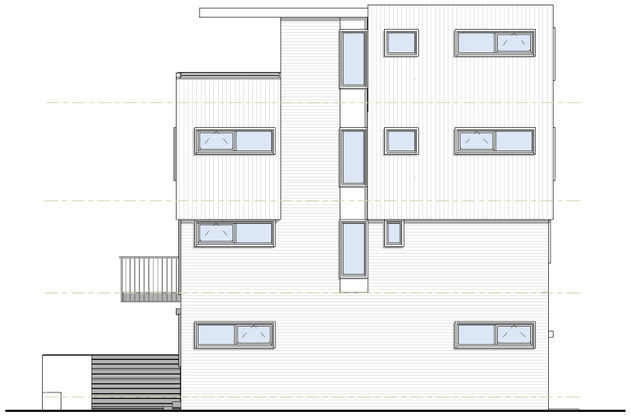
Floor Plans

REV **T9-02** **A**

9/10/2026 3:46:40 pm



E T9-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N T9-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W T9-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S T9-01 South 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 T9

Elevations

REV **T9-03** **A**

9/10/2026 3:46:43 pm

KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T11

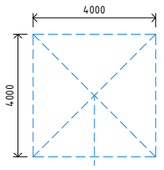
7 TOWNHOUSES

HILL PRECINCT

PART 1 - A1.10



KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



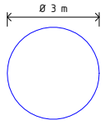
1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

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

Areas (GFA)

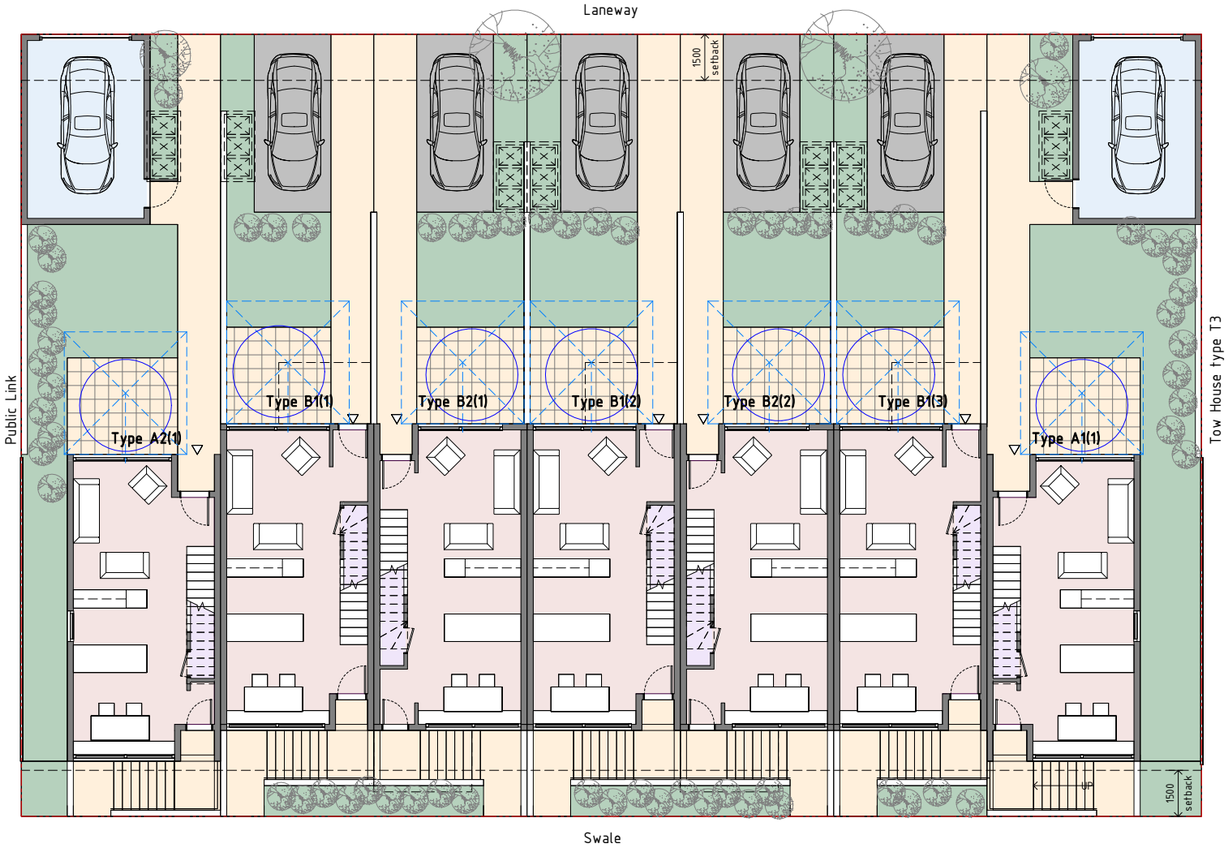
Level	Area	Notes
Type A1(1)		
Ground	47.0 m²	
Ground	26.0 m²	Garage
Level 1	50.0 m²	
Level 2	15.3 m²	Deck
Level 2	34.1 m²	
	172.5 m²	
Type A1(2)		
Ground	26.0 m²	Garage
	26.0 m²	
Type A2(1)		
Ground	47.0 m²	

Areas (GFA)

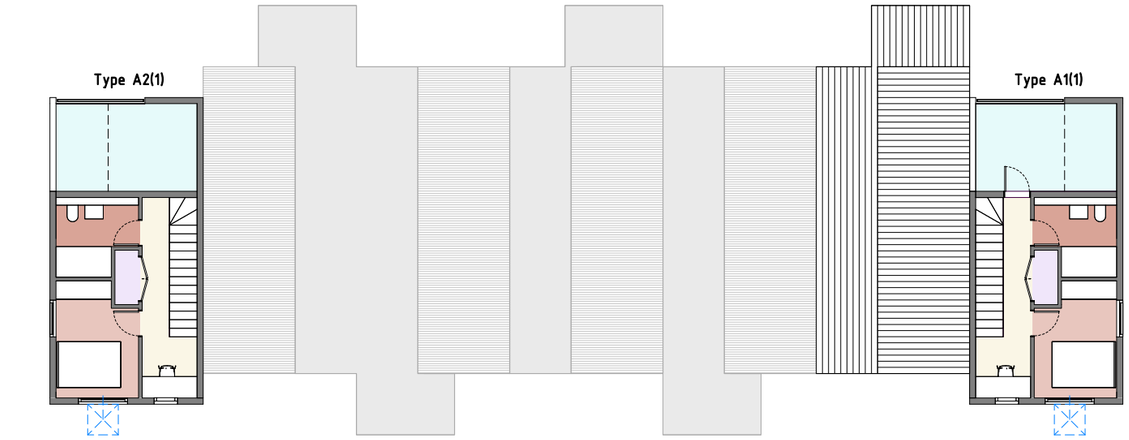
Level	Area	Notes
Level 1	50.0 m²	
Level 2	15.3 m²	Deck
Level 2	34.1 m²	
	146.4 m²	
Type B1(1)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
Type B1(2)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	

Areas (GFA)

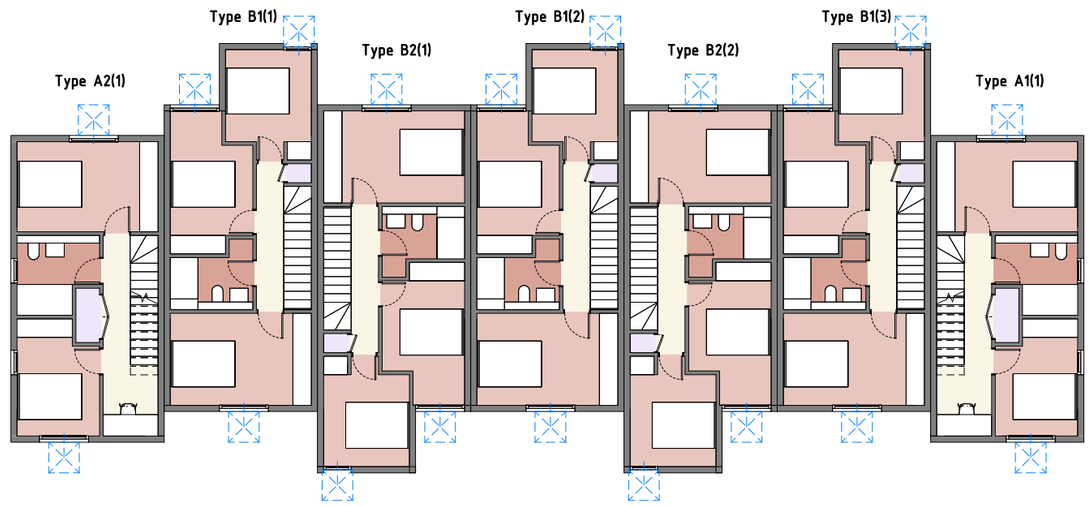
Level	Area	Notes
Type B1(3)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
Type B2(1)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
Type B2(2)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
	870.7 m²	



1 Townhouse T11 (Ground Floor)
1 : 100



3 Townhouse T11 (Level 2)
1 : 100



2 Townhouse T11 (Level 1)
1 : 100

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

KEY:

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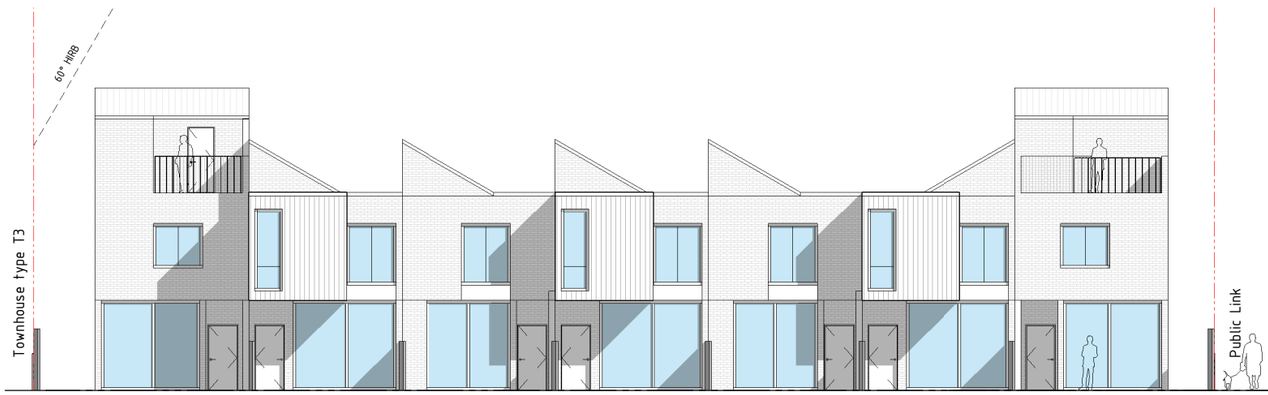
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T11 GA Plans

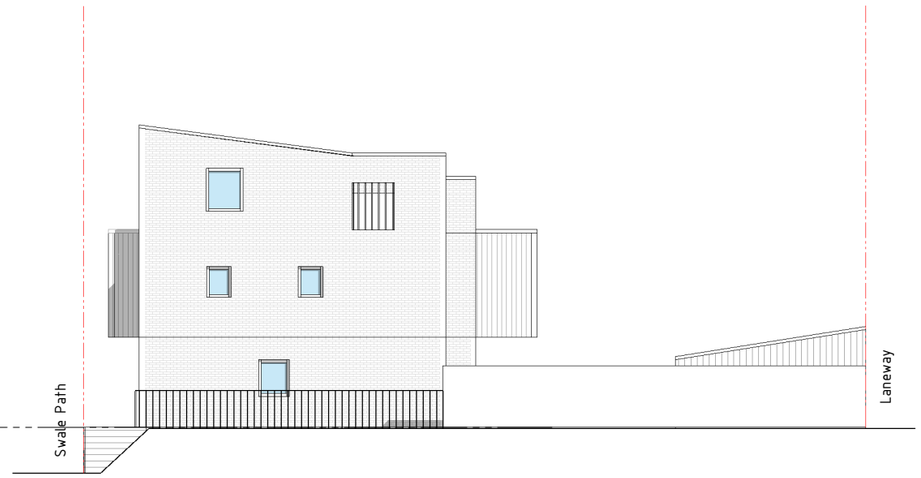
23-03

1 : 100 @ A1

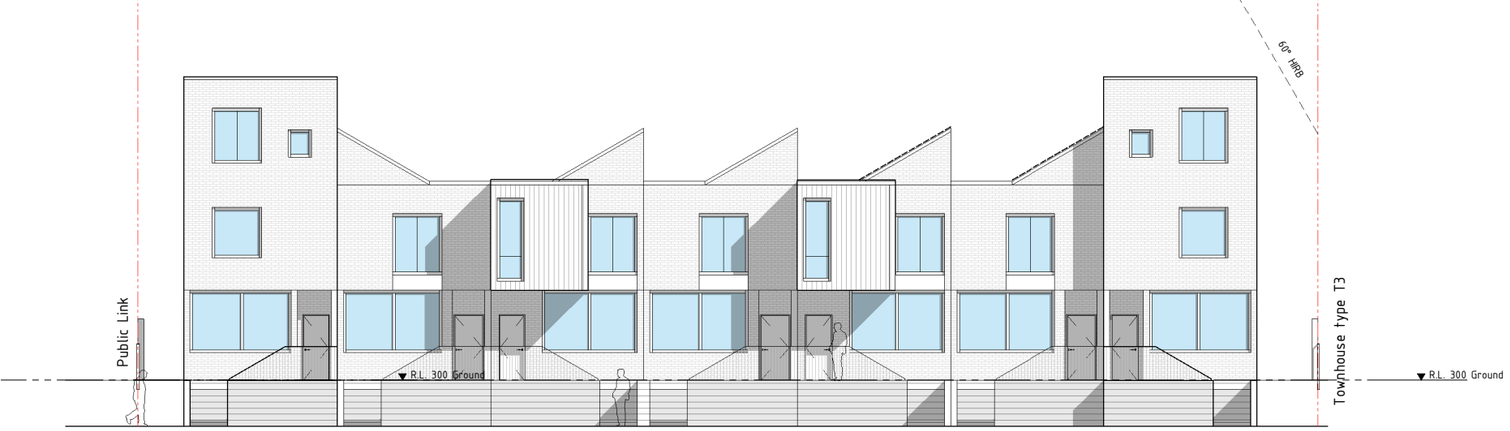
T11-01-A



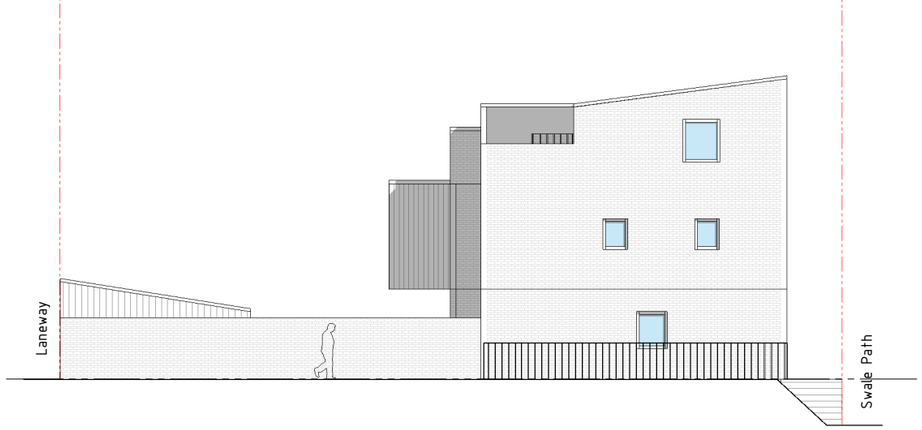
1 Townhouse T11 (Lane Elevation)
1 : 100



2 Townhouse T11 (Right Side)
1 : 100



3 Townhouse T11 (Swale Elevation)
1 : 100



4 Townhouse T11 (Left Side)
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T11 GA Elevations

1 : 100 @ A1

23-03

T11-02-A

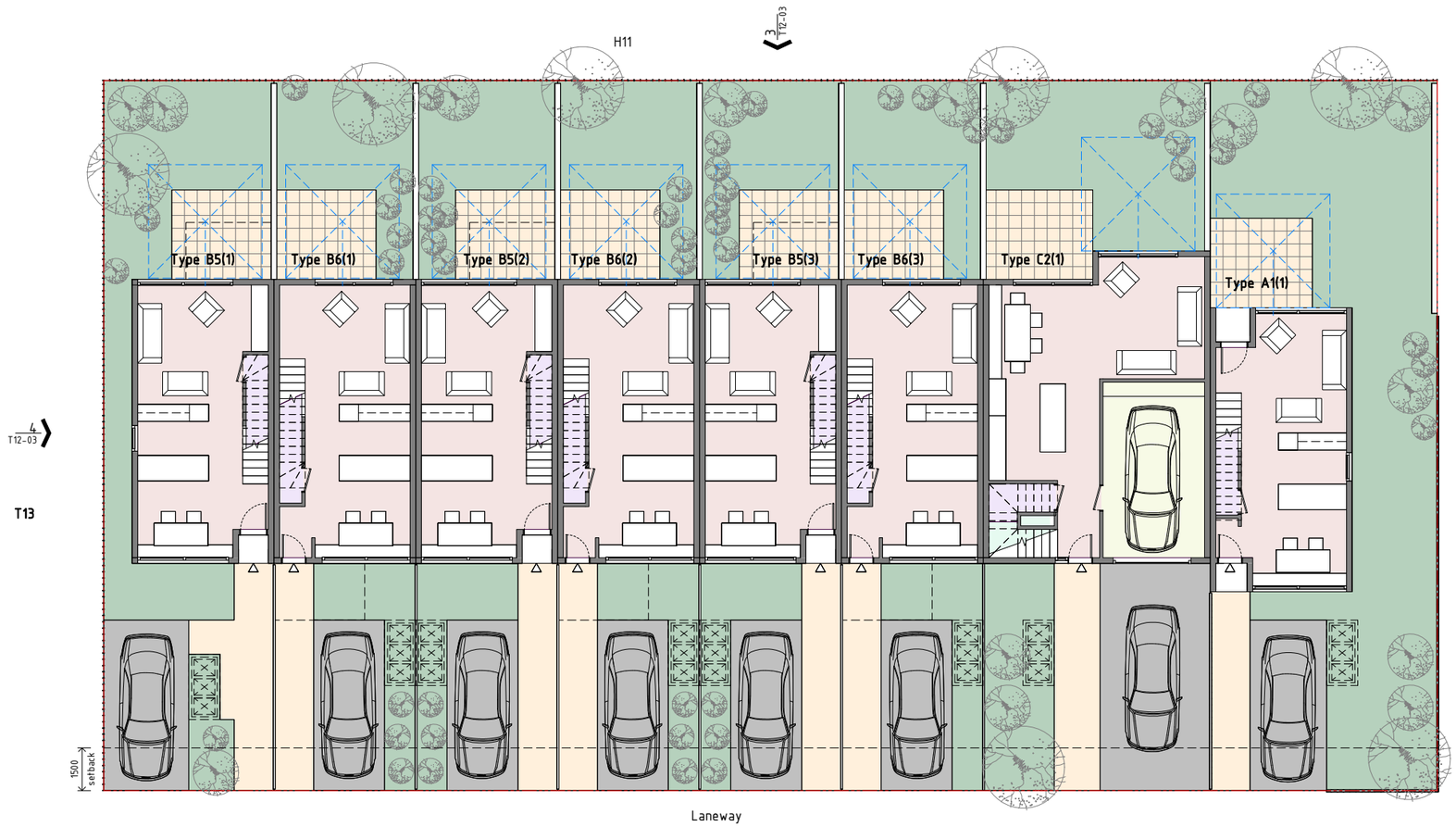
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T12

8 TOWNHOUSES

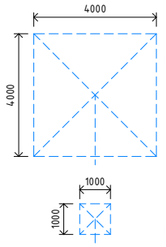
HILL PRECINCT

PART 2 - A1.11



1 Townhouse T12 (Ground Floor)
1 : 100

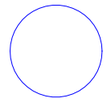
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



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

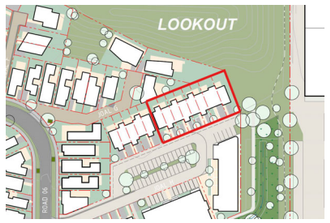
KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	47.0 m²	
Level 1	50.0 m²	
Level 2	15.3 m²	Deck
Level 2	34.7 m²	
Type A1(1)	147.0 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B5(1)	105.2 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B5(2)	105.4 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B5(3)	105.4 m²	
Ground	50.0 m²	
Level 1	56.4 m²	
Type B6(1)	106.4 m²	
Ground	50.0 m²	
Level 1	56.4 m²	
Type B6(2)	106.4 m²	
Ground	50.0 m²	
Level 1	56.4 m²	
Type B6(3)	106.4 m²	
Ground	84.1 m²	
Level 1	84.1 m²	
Type C2(1)	168.3 m²	
	950.4 m²	



NOTES:
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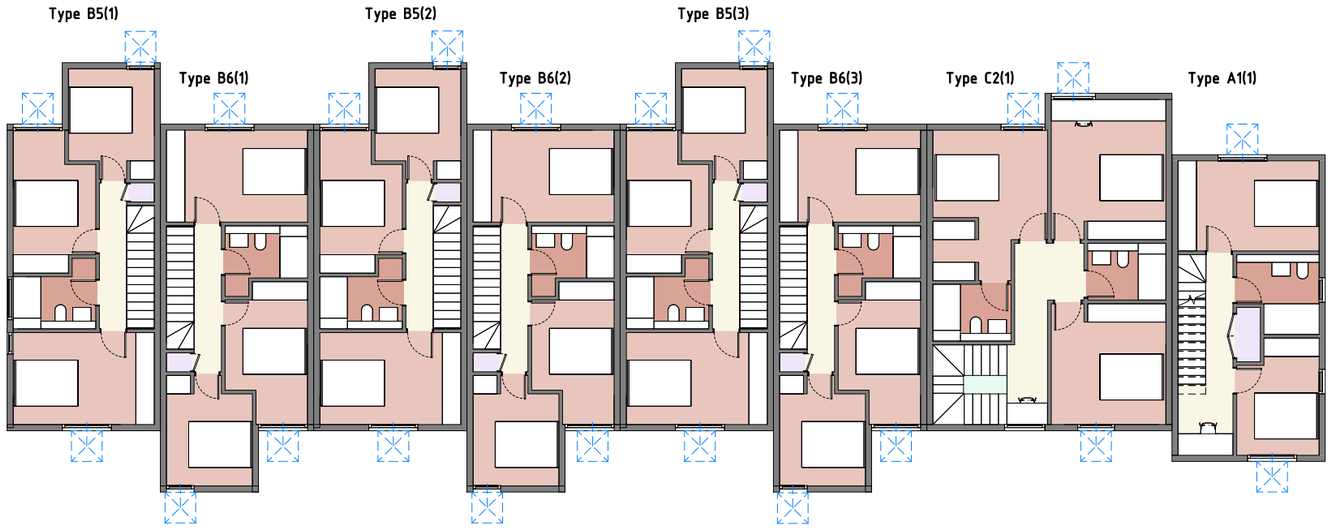
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T12 GA Ground Floor Plan

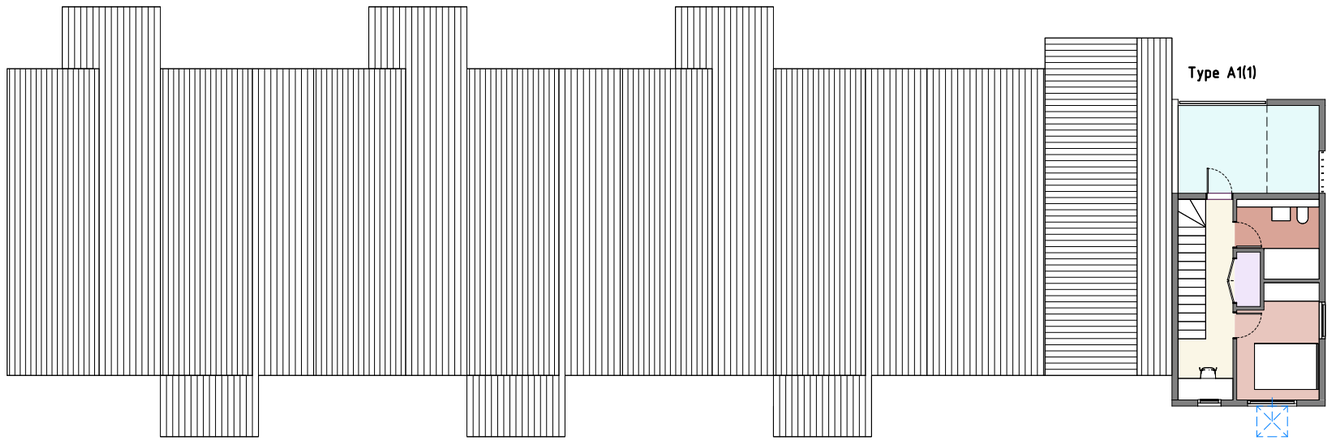
1 : 100 @ A1

23-03

T12-01-A



1 Townhouse T12 (Level 1)
1 : 100



2 Townhouse T12 (Level 2)
1 : 100

NOTES:
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77 & 109 Kapiti Road, Paraparaumu

T12 GA Plans

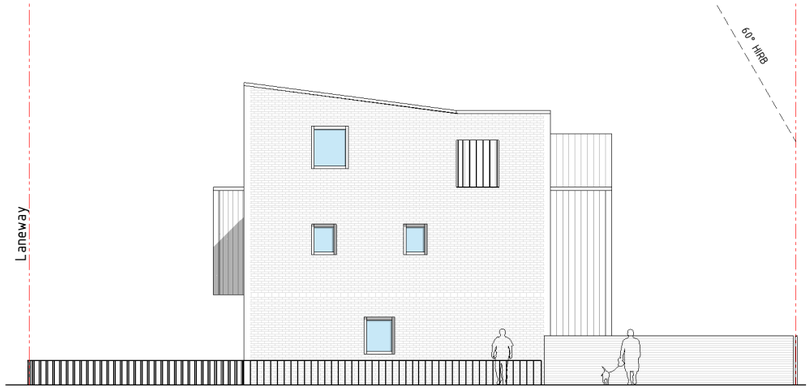
1 : 100 @ A1

23-03

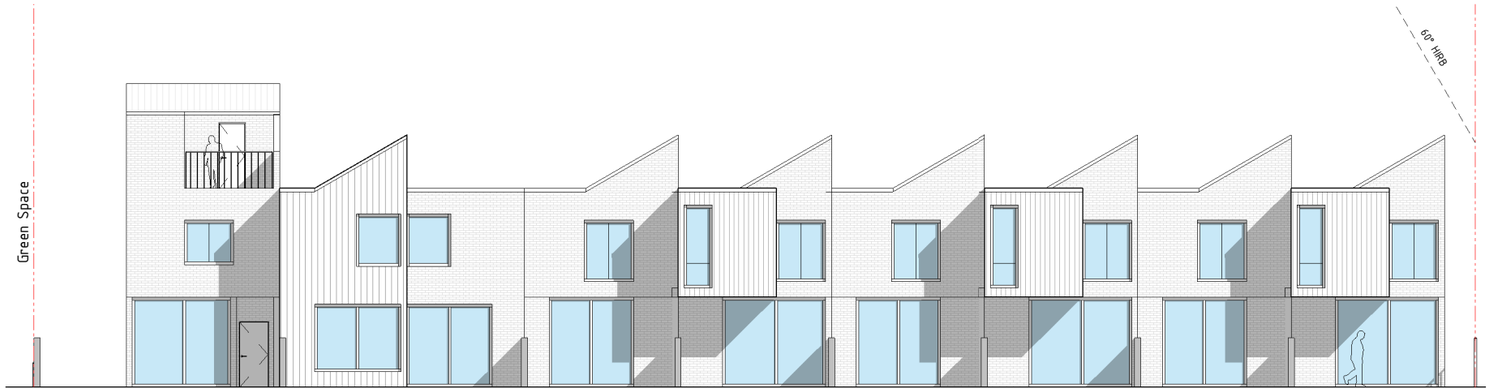
T12-02-A



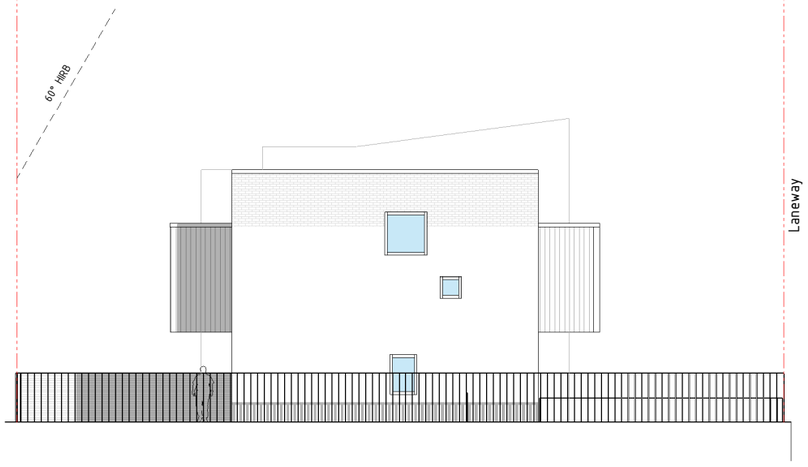
1 T12-01 Townhouse T12 (Street Elevation)
1 : 100



2 T12-01 Townhouse T12 (Side Elevation - A)
1 : 100



3 T12-01 Townhouse T12 (Rear Elevation)
1 : 100



4 T12-01 Townhouse T12 (Side Elevation - B)
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T12 GA Elevations

1 : 100 @ A1

23-03

T12-03-A

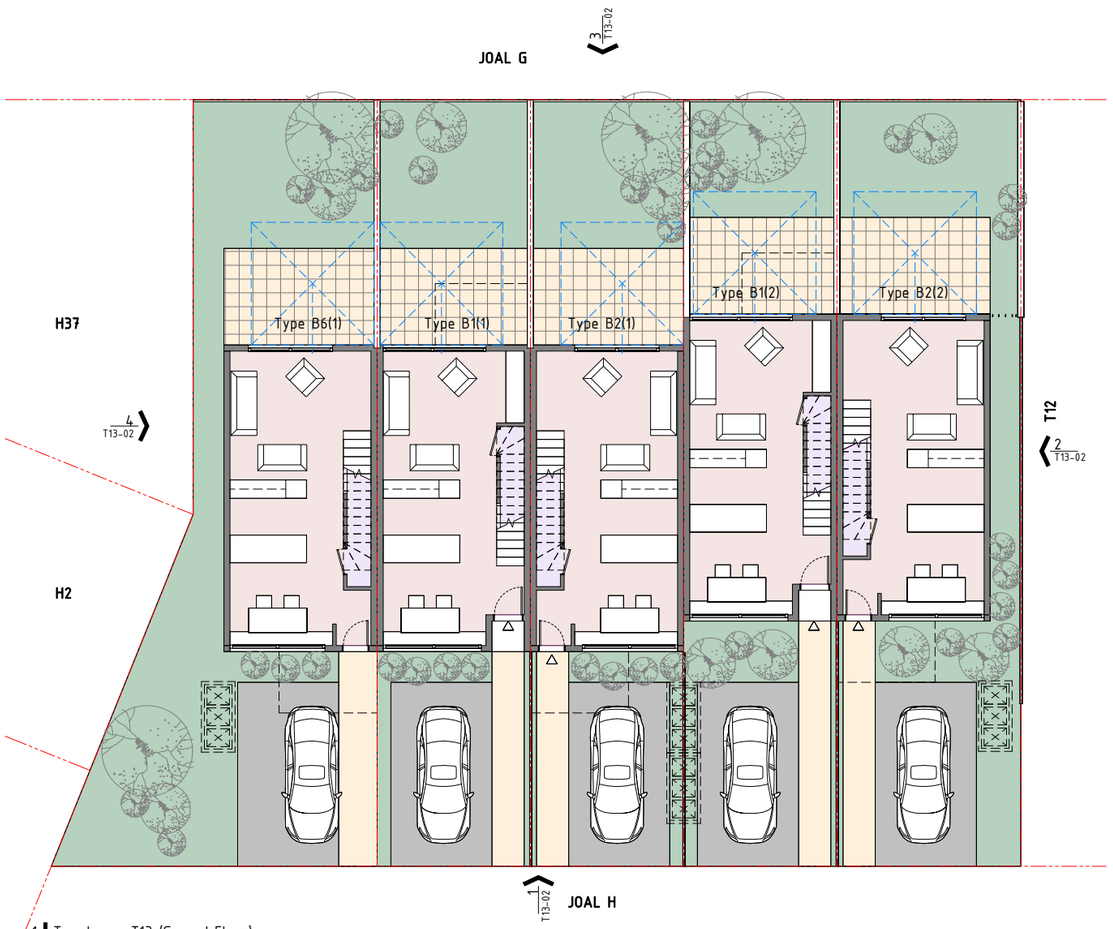
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T13

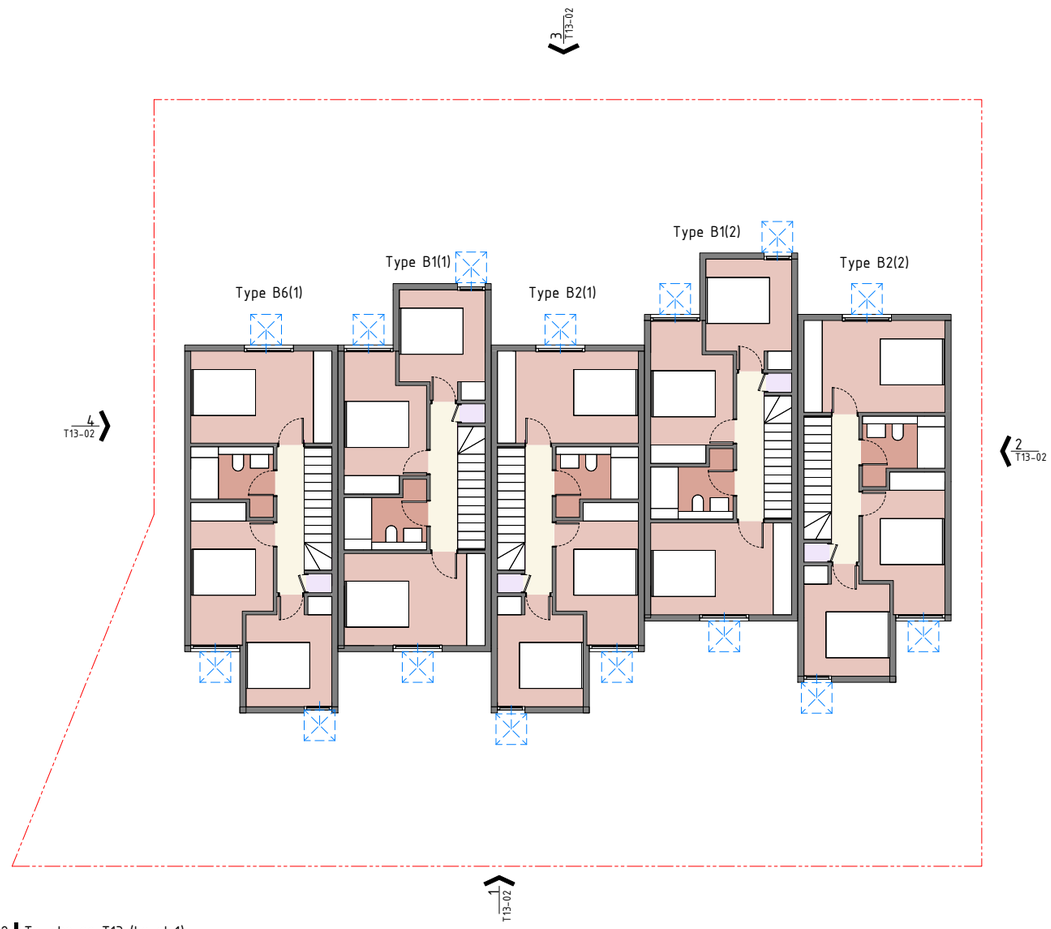
5 TOWNHOUSES

HILL PRECINCT

PART 2 - A1.11



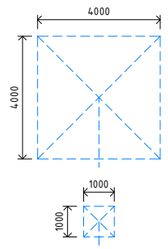
1 Townhouse T13 (Ground Floor)
1 : 100



2 Townhouse T13 (Level 1)
1 : 100

Gross Floor Area (T13)		
Level	**Area**	**Comments**
Type B1(1)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
Type B1(2)		
Ground	48.8 m²	
Level 1	56.4 m²	
	105.2 m²	
Type B2(1)		
Ground	50.0 m²	
Level 1	56.4 m²	
	106.4 m²	
Type B2(2)		
Ground	50.0 m²	
Level 1	56.4 m²	
	106.4 m²	
Type B2(3)		
Ground	50.0 m²	
Level 1	56.4 m²	
	106.4 m²	
	529.5 m²	

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



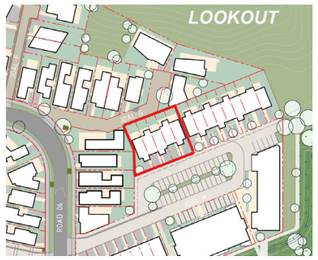
4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS



NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T13 GA Plans

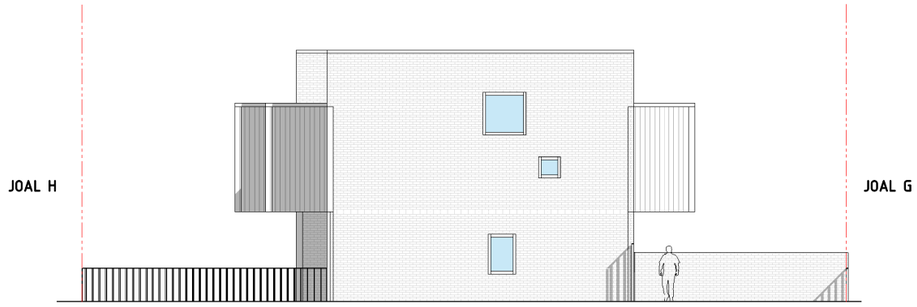
1 : 100 @ A1

23-03

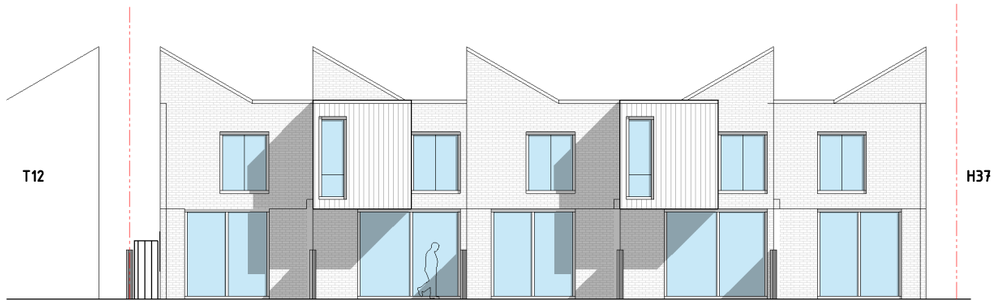
T13-01-A



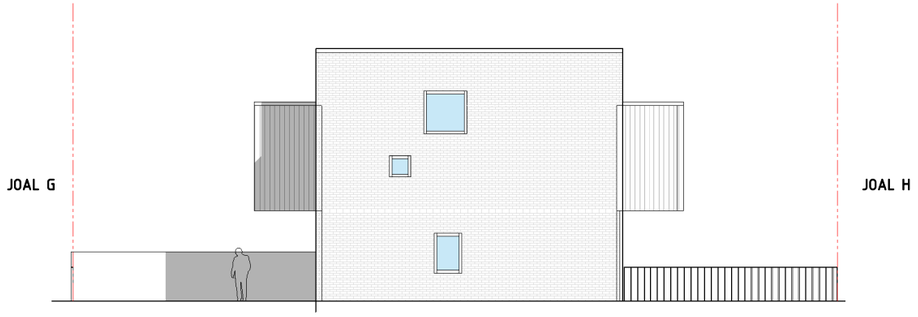
1 T13-01 Townhouse T13 (JOAL Elevation)
1 : 100



2 T13-01 Townhouse T13 (North Elevation)
1 : 100



3 T13-01 Townhouse T13 (Rear Yard Elevation)
1 : 100



4 T13-01 Townhouse T13 (South Elevation)
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T13 Elevations

1 : 100 @ A1

23-03

T13-02-A

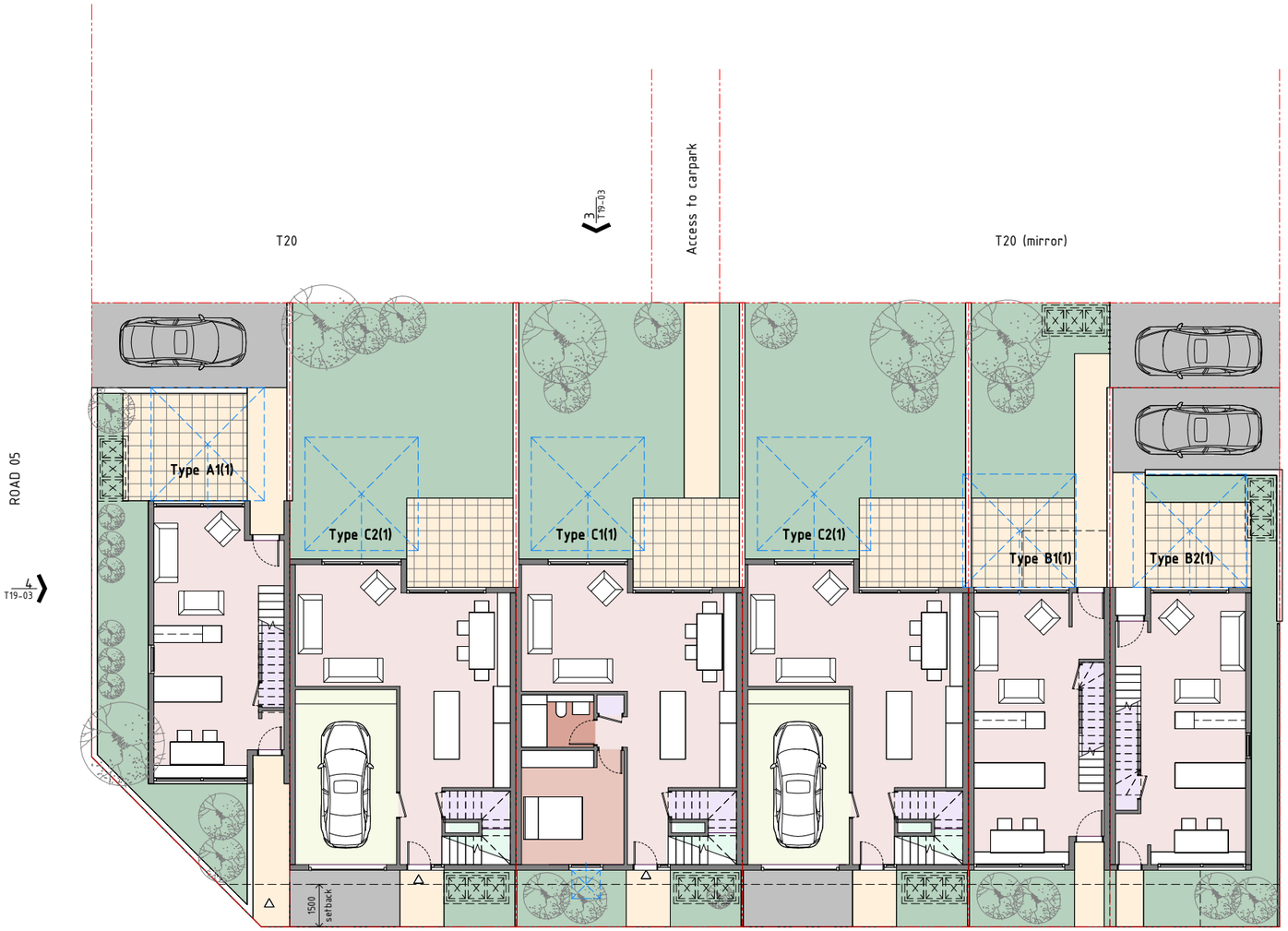
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T19

6 TOWNHOUSES

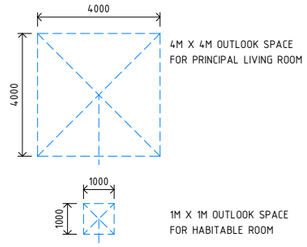
TOWN CENTRE PRECINCT

PART 2 - A1.20



1 T19-03 **Townhouse T19 (Ground Floor)**
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



KEY WASTE MANAGEMENT ZONE

WASTE MANAGEMENT ZONE
3 X BINS

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	47.0 m²	
Ground	26.0 m²	Garage
Level 1	50.0 m²	
Level 2	34.7 m²	
Level 2	15.3 m²	Deck
Type A1(1)	173.1 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(1)	105.4 m²	
Ground	83.6 m²	
Level 1	84.1 m²	
Type C2(1)	167.7 m²	
	446.2 m²	



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

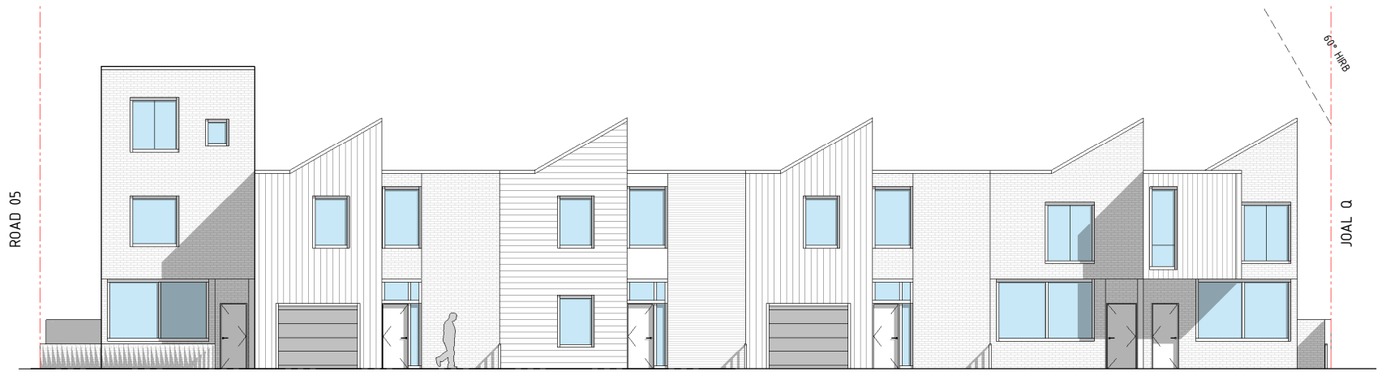
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T19 GA Plans

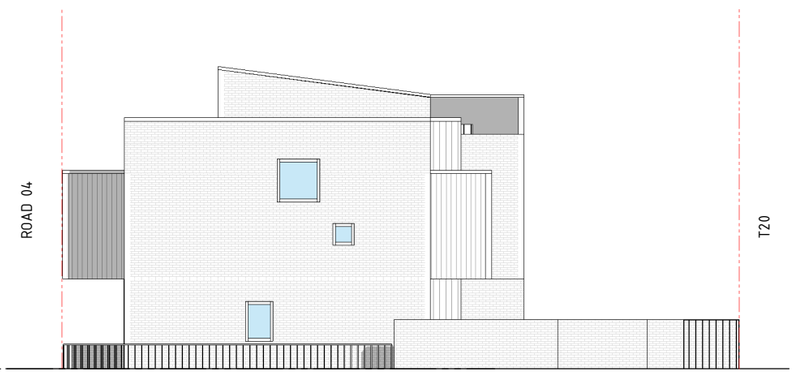
1 : 100 @ A1

23-03

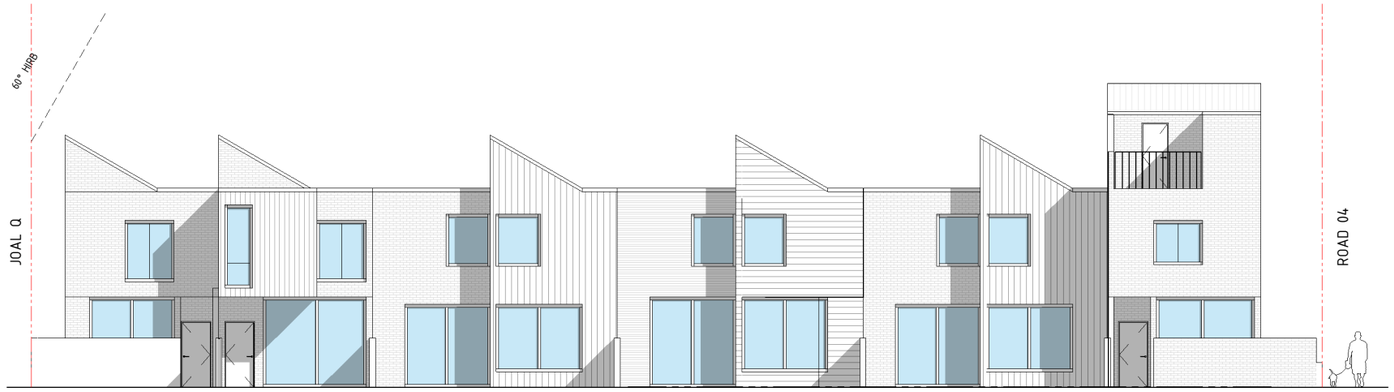
T19-01-A



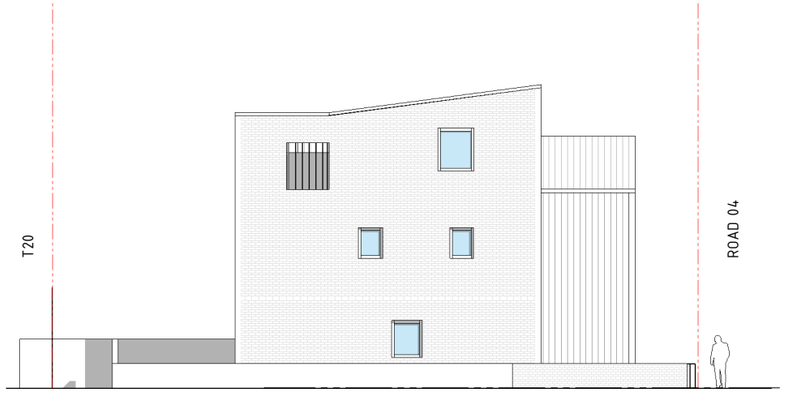
1 T19-01 Townhouse T19 (Lane Elevation)
1 : 100



2 T19-01 Townhouse T19 (Side Lane Elevation)
1 : 100



3 T19-01 Townhouse T19 (Rear Elevation)
1 : 100



4 T19-01 Townhouse T19 (Side Street Elevation)
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T19 GA Elevations

1 : 100 @ A1

23-03

T19-03-A

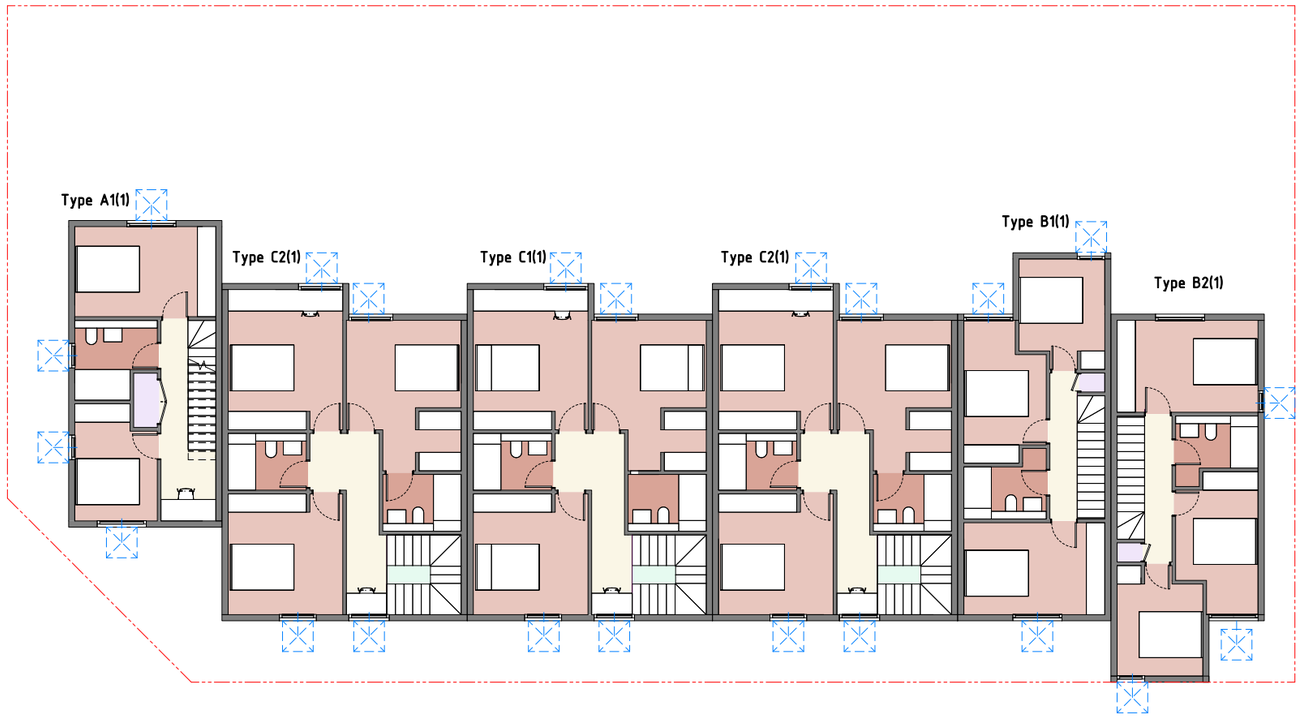
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T19

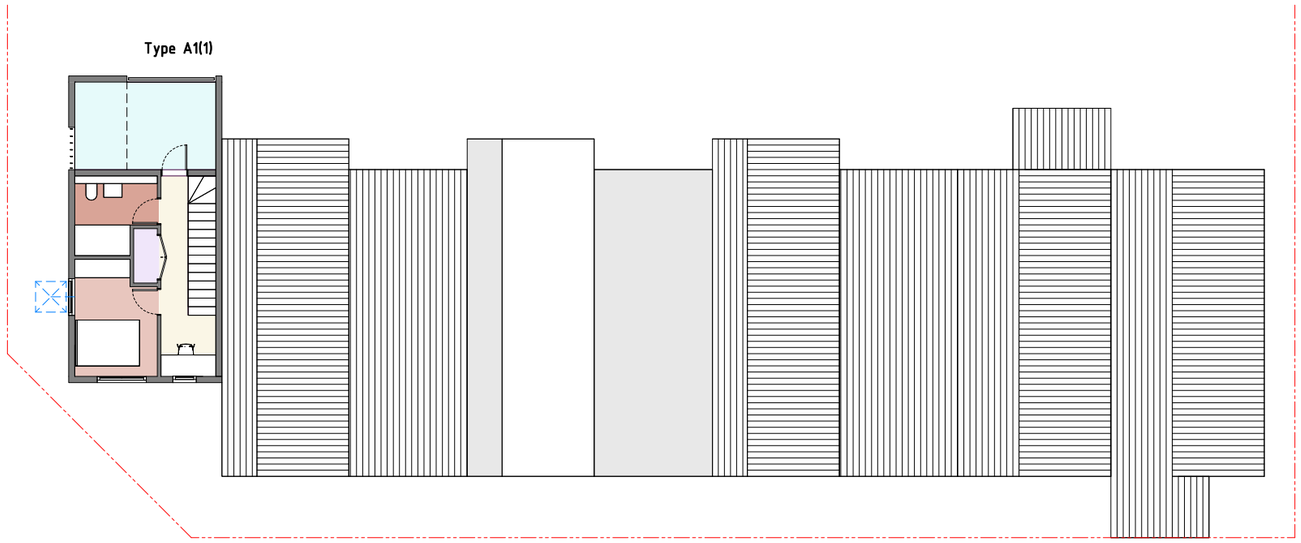
6 TOWNHOUSES

TOWN CENTRE PRECINCT

PART 2 - A1.20

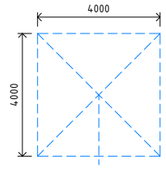


1 Townhouse T19 (Level 1)
1 : 100



2 Townhouse T19 (Level 2)
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	Area	Notes
Ground	47.0 m²	
Ground	26.0 m²	Garage
Level 1	50.0 m²	
Level 2	34.7 m²	
Level 2	15.3 m²	Deck
Type A1(1)	173.1 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(1)	105.4 m²	
Ground	83.6 m²	
Level 1	84.1 m²	
Type C2(1)	167.7 m²	
	446.2 m²	



NOTES:
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athfield architects limited
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T19 GA Plans

23-03

1 : 100 @ A1

T19-02-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T20

3 TOWNHOUSES

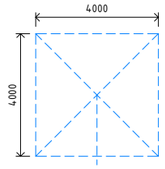
TOWN CENTRE PRECINCT

PART 2 - A1.20

Typology Gross Building Floor Areas		
Level	**Area**	**Notes**
Ground	46.6 m²	
Level 1	50.0 m²	
Level 2	39.7 m²	
Level 2	10.3 m²	Deck
Type A1(1)	146.6 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B2(1)	105.2 m²	
Ground	84.1 m²	
Level 1	84.1 m²	
Type C1(1)	168.3 m²	
	420.1 m²	



KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

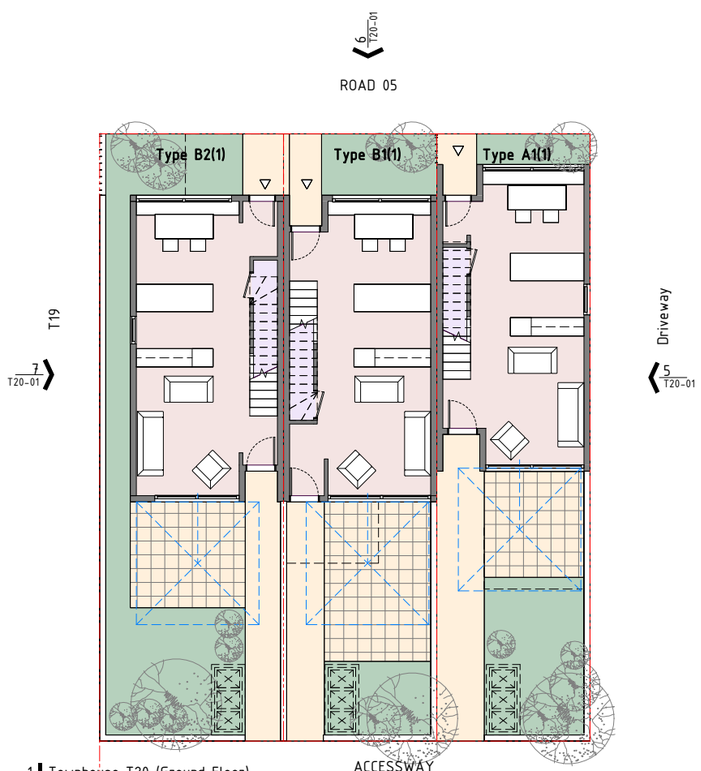


1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

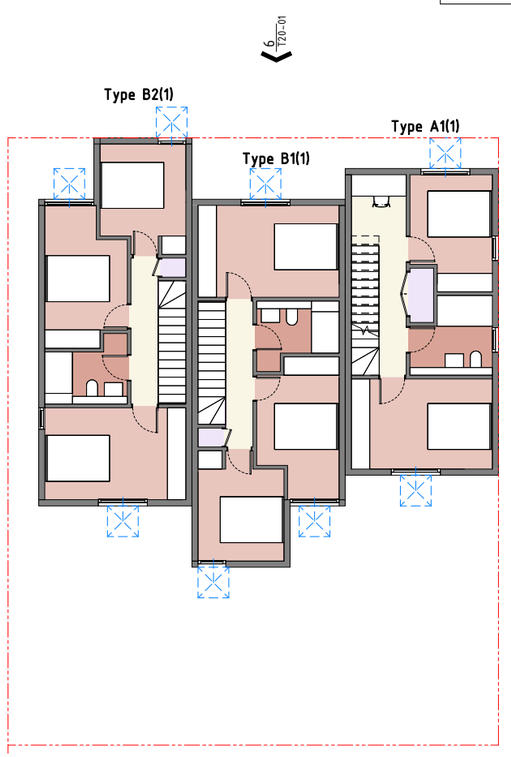
KEY WASTE MANAGEMENT ZONE



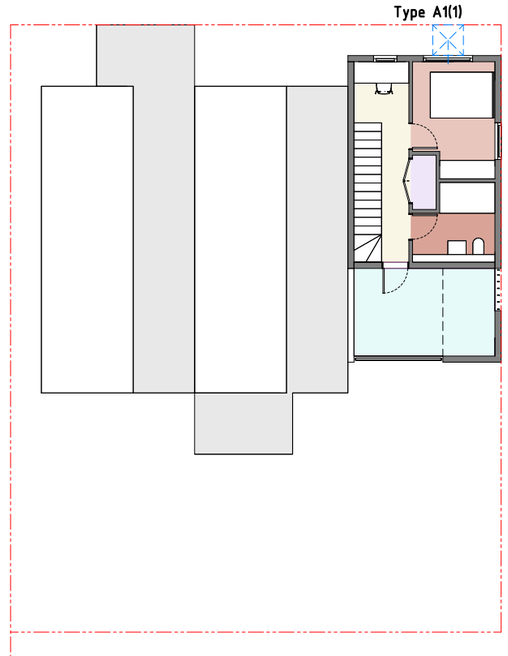
WASTE MANAGEMENT ZONE
3 X BINS



1 Townhouse T20 (Ground Floor)
1 : 100



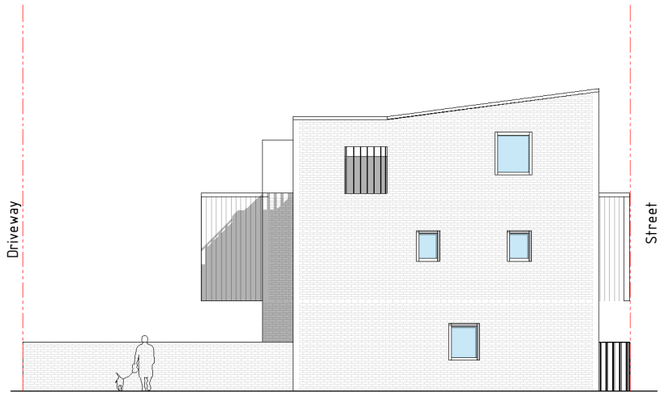
2 Townhouse T20 (Level 1)
1 : 100



3 Townhouse T20 (Level 2)
1 : 100



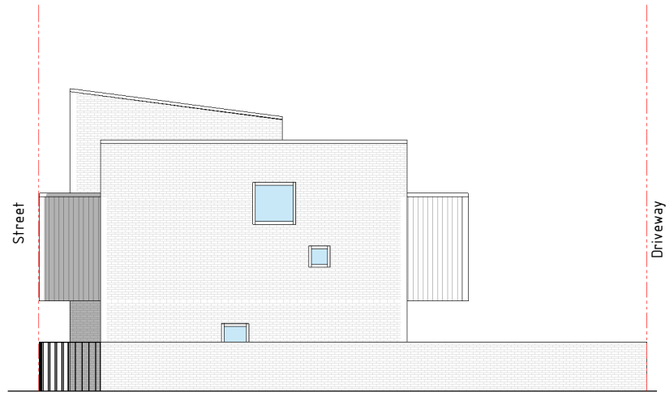
4 T20-01 Street (Path) Elevation
1 : 100



5 T20-01 Side 2 Elevation
1 : 100



6 T20-01 Street Elevation
1 : 100



7 T20-01 Side 1 Elevation (T19)
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T20 GA Plans & Elevations

1 : 100 @ A1

23-03

T20-01-A

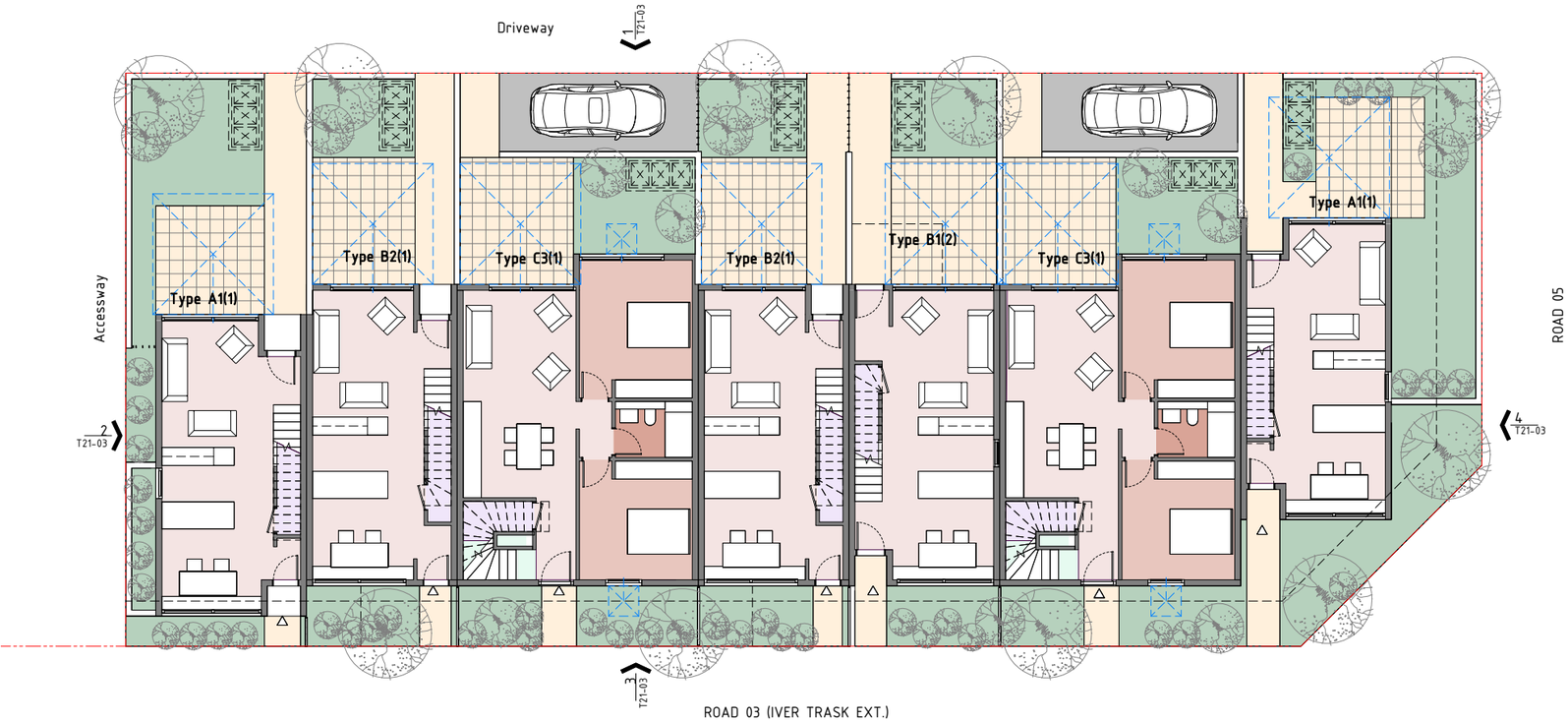
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T21

7 TOWNHOUSES

TOWN CENTRE PRECINCT

PART 2 – A1.20

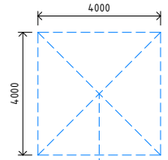


1 Townhouse T21 (Ground Floor)
1 : 100

KEY WASTE MANAGEMENT ZONE

WASTE MANAGEMENT ZONE
3 X BINS

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	**Area**	**Notes**
Ground	47.0 m²	
Level 1	50.0 m²	
Level 2	34.8 m²	
Level 2	15.2 m²	Deck
Type A1(1)	147.0 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(1)	105.4 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B1(2)	105.2 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B2(1)	105.2 m²	
Ground	82.4 m²	
Level 1	84.1 m²	
Level 1	7.9 m²	Balcony
Type C3(1)	174.4 m²	
	637.1 m²	



NOTES:
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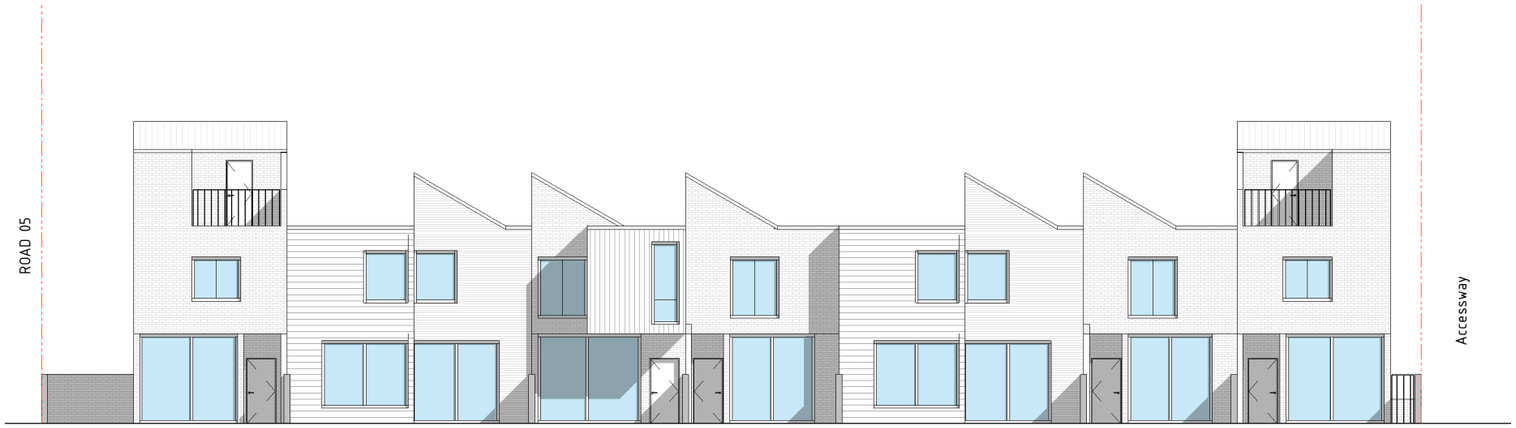
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T21 GA Plans

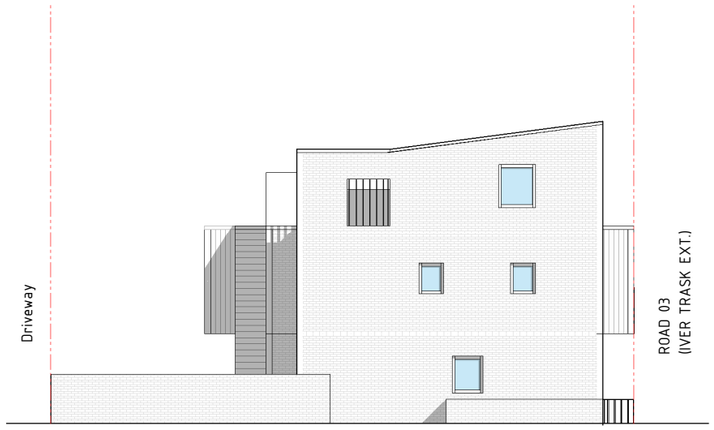
1 : 100 @ A1

23-03

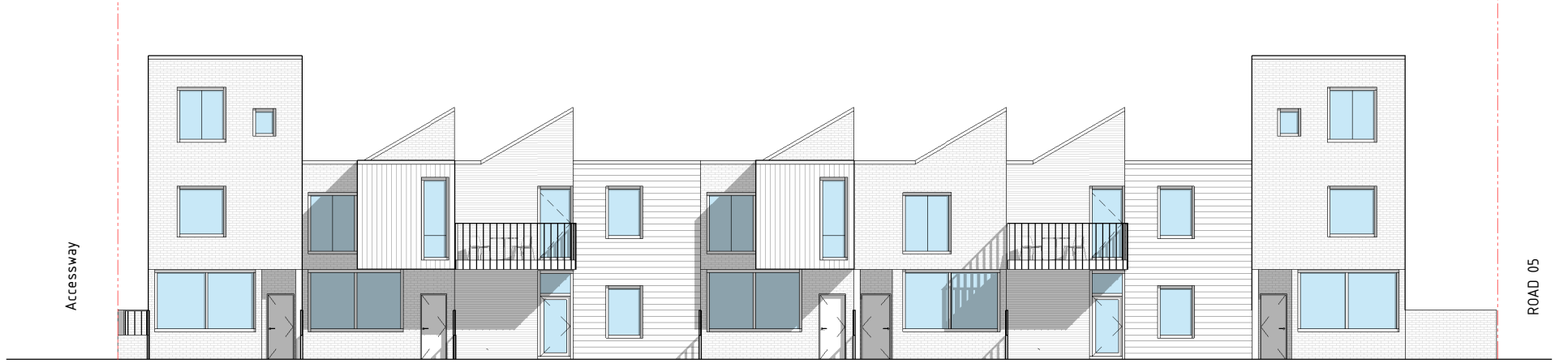
T21-01-A



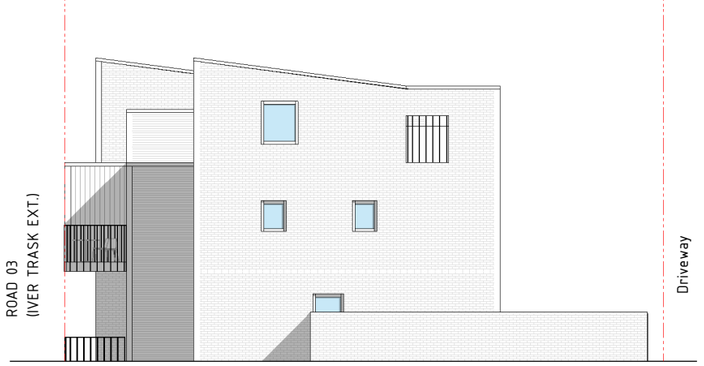
1 T21-01 Rear Elevation
1 : 100



2 T21-01 Side 1 Elevation (Accessway)
1 : 100



3 T21-01 Street Elevation
1 : 100



4 T21-01 Side 2 Elevation (Road 5)
1 : 100

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T21 GA Elevations

1 : 100 @ A1

23-03

T21-03-A

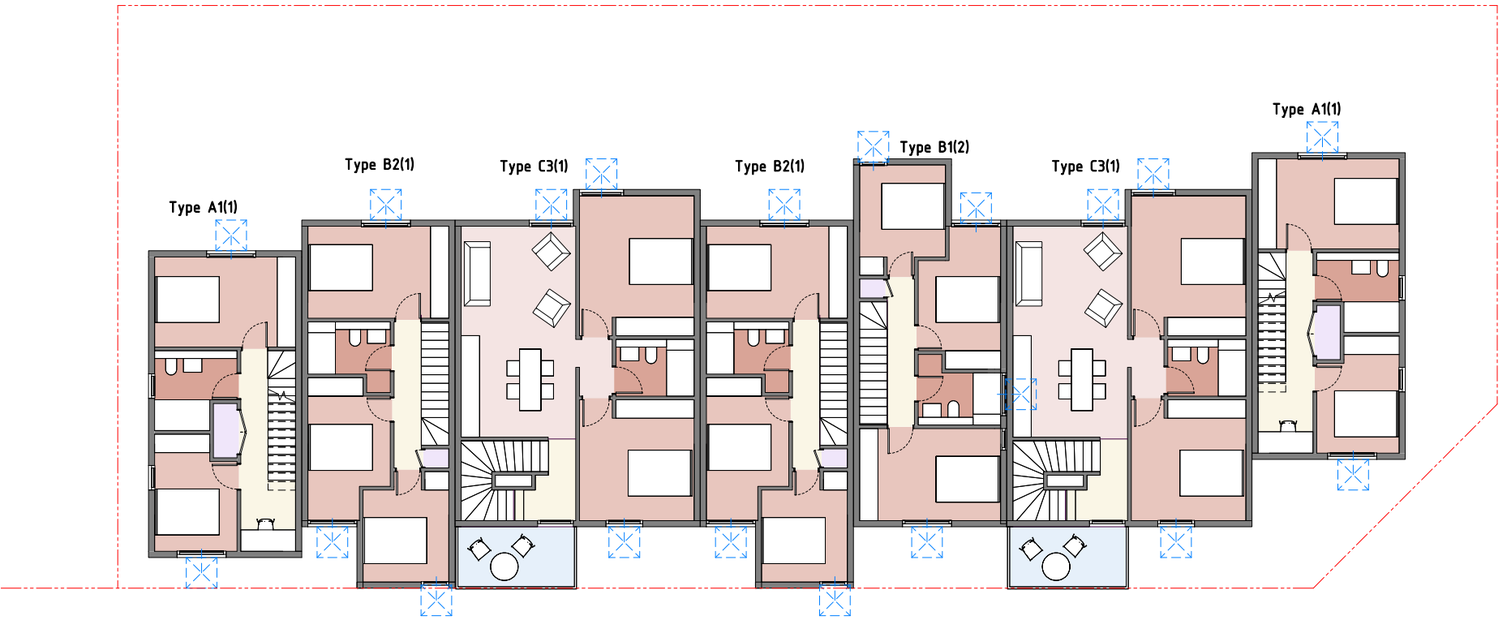
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T21

7 TOWNHOUSES

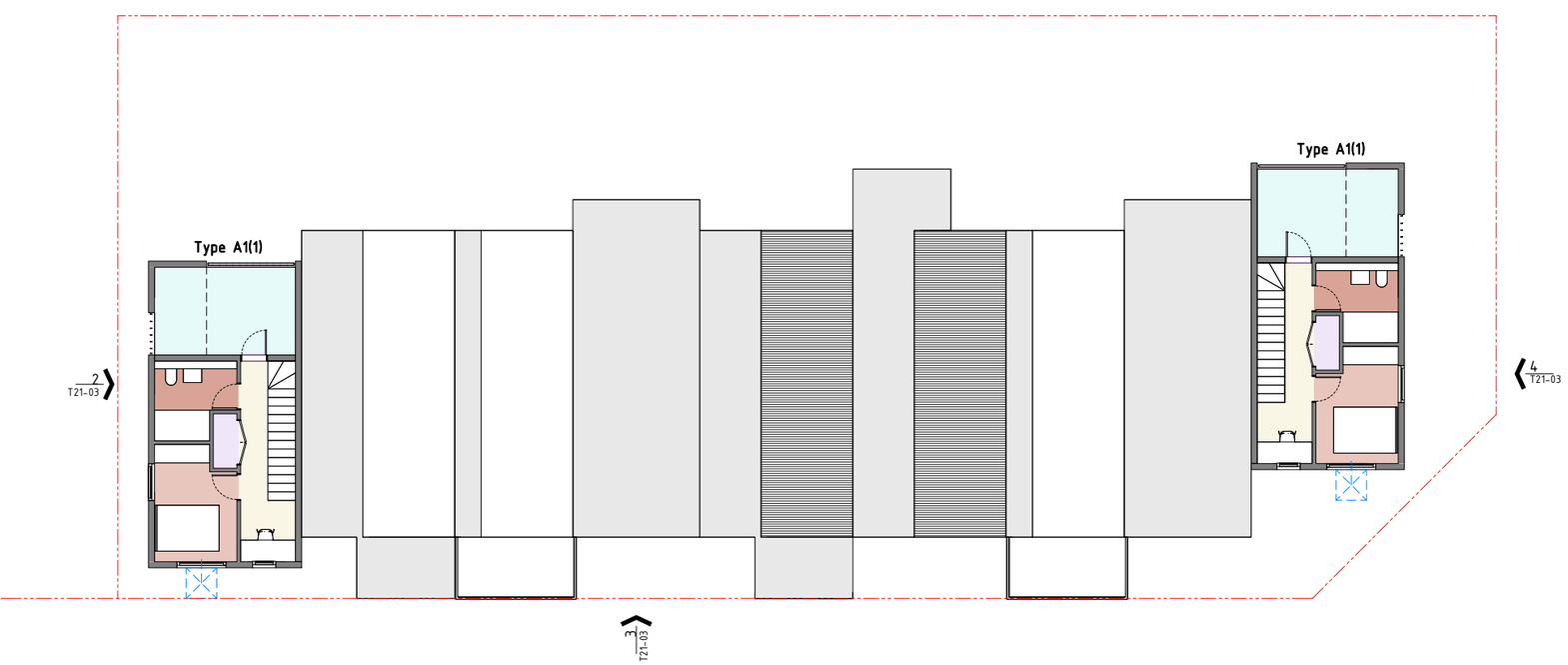
TOWN CENTRE PRECINCT

PART 2 – A1.20



2 Townhouse T21 (Level 1)
1 : 100

1 T21-03



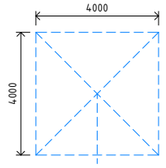
3 Townhouse T21 (Level 2)
1 : 100

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

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	Area	Notes
Ground	47.0 m²	
Level 1	50.0 m²	
Level 2	34.8 m²	
Level 2	15.2 m²	Deck
Type A1(1)	147.0 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(1)	105.4 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B1(2)	105.2 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B2(1)	105.2 m²	
Ground	82.4 m²	
Level 1	84.1 m²	
Level 1	7.9 m²	Balcony
Type C3(1)	174.4 m²	
	637.1 m²	



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T21 GA Plans

1 : 100 @ A1

23-03

T21-02-A

KAPITI ROAD DEVELOPMENT

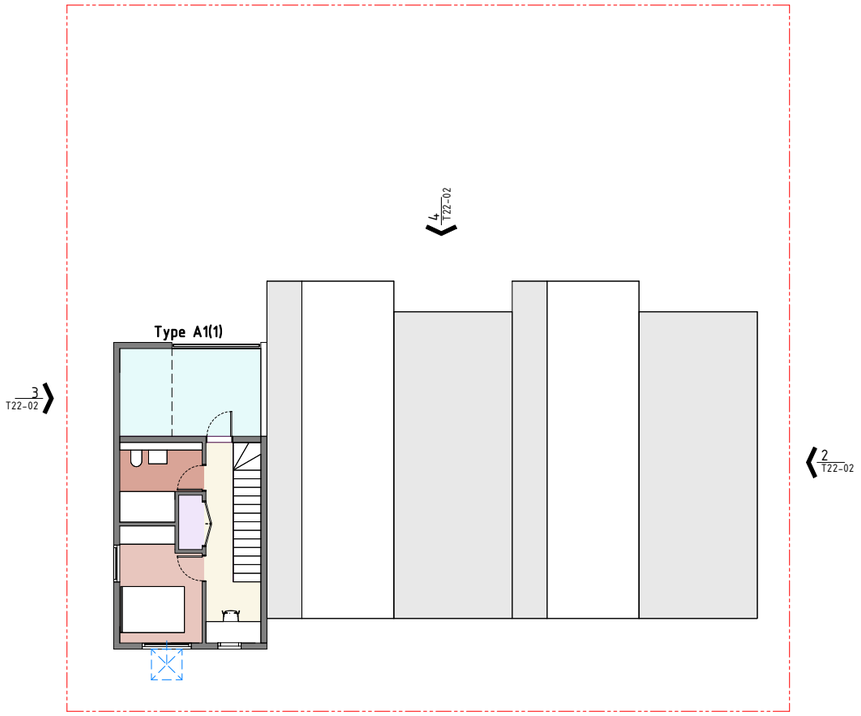
TYPOLOGY: TOWNHOUSE T22

3 TOWNHOUSES

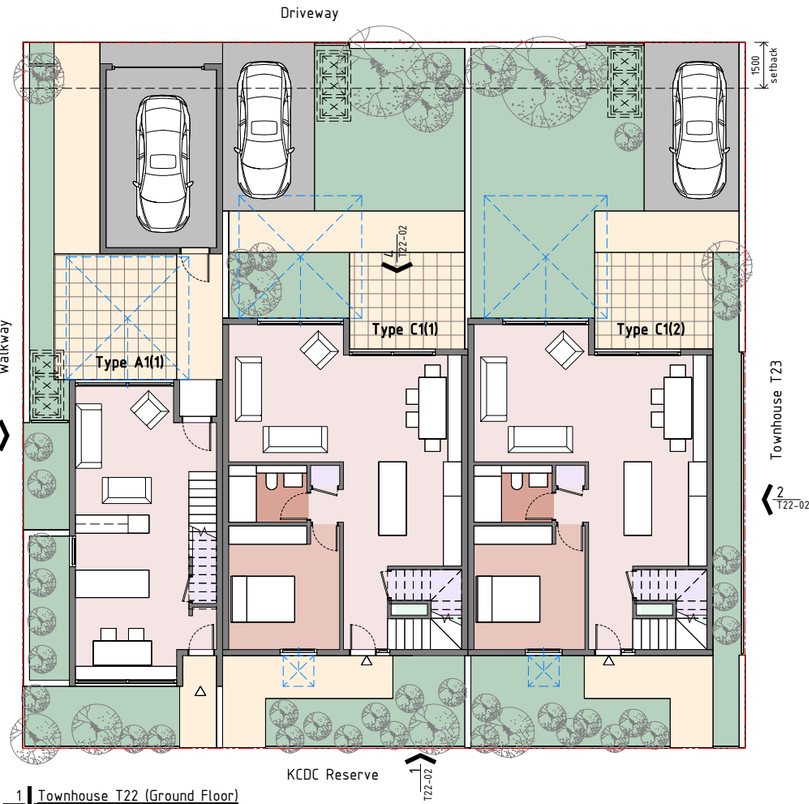
TOWN CENTRE PRECINCT

PART 2 - A1.20





3 Townhouse T22 (Level 2)
1 : 100

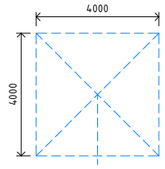


1 Townhouse T22 (Ground Floor)
T22-02 1 : 100



2 Townhouse T22 (Level 1)
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	46.8 m²	
Ground	26.0 m²	Garage
Level 1	50.0 m²	
Level 2	34.7 m²	
Level 2	15.3 m²	Deck
Type A1(1)	172.8 m²	
Ground	84.1 m²	
Level 1	84.1 m²	
Type C1(1)	168.3 m²	
Ground	84.0 m²	
Level 1	84.1 m²	
Type C1(2)	168.2 m²	
	509.3 m²	

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T22 GA Plans

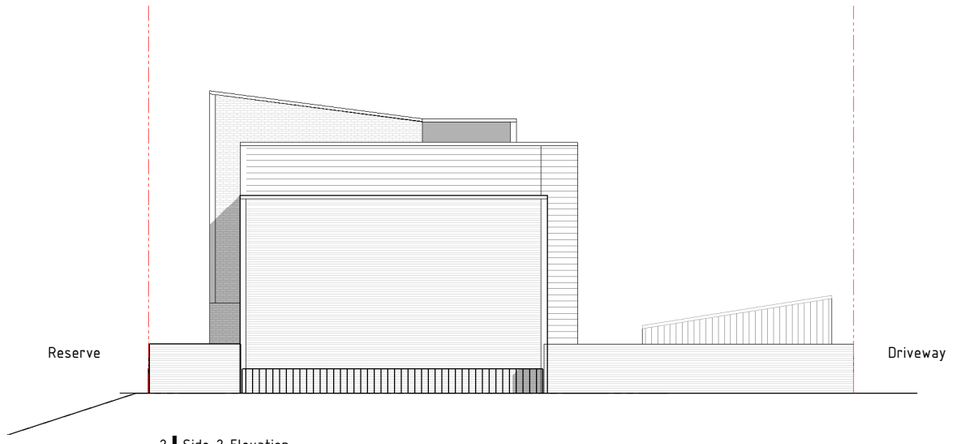
23-03

1 : 100 @ A1

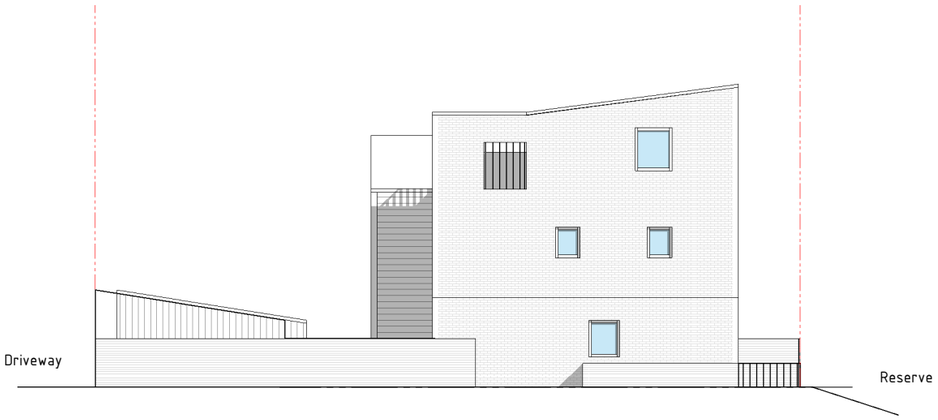
T22-01-A



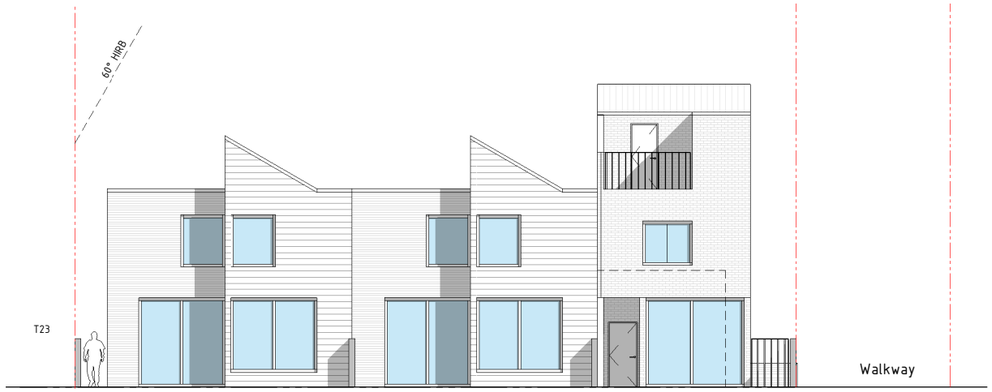
1 Reserve Elevation
T22-01 1 : 100



2 Side 2 Elevation
T22-01 1 : 100



3 Side 1 Elevation
T22-01 1 : 100



4 Driveway Elevation
T22-01 1 : 100

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T22 GA Elevations

1 : 100 @ A1

23-03

T22-02-A

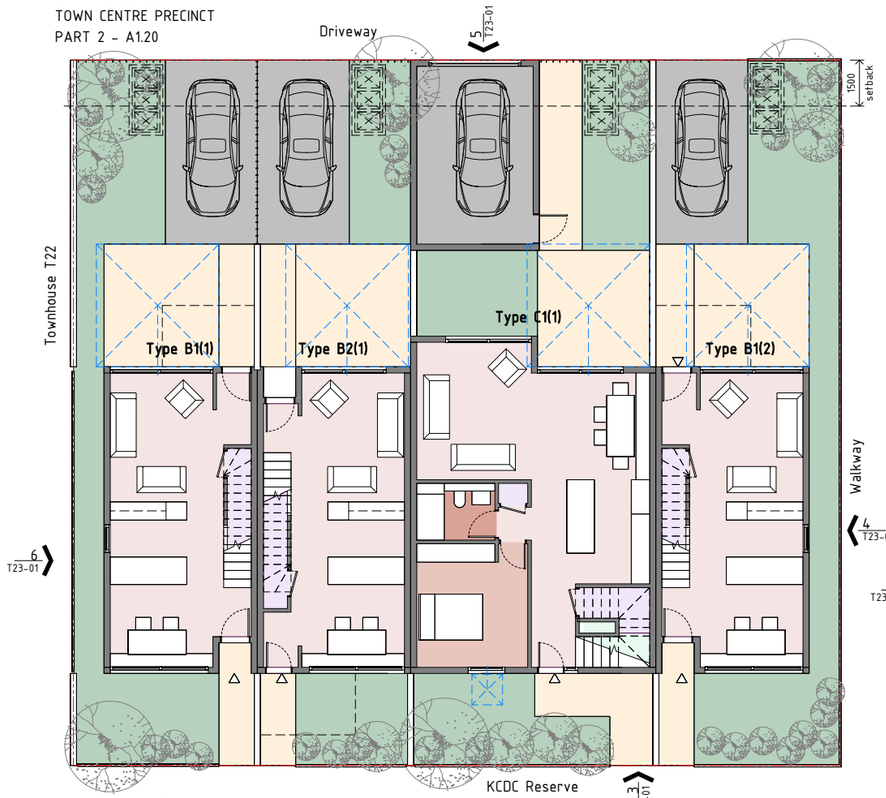
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T23

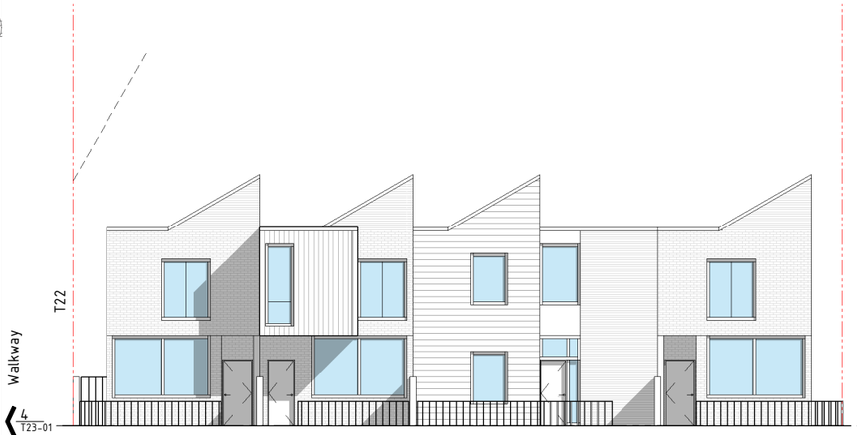
4 TOWNHOUSES

TOWN CENTRE PRECINCT

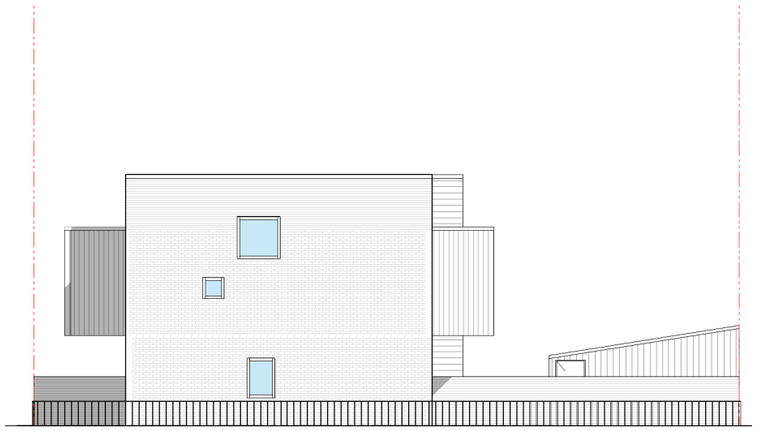
PART 2 - A1.20



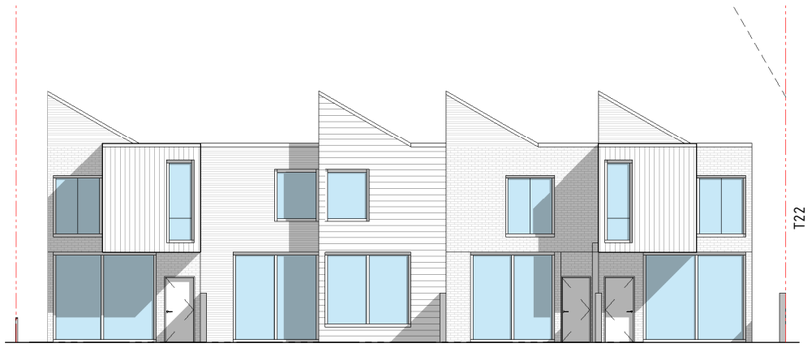
1 T23-01 | Townhouse T23 (Ground Floor)
1 : 100



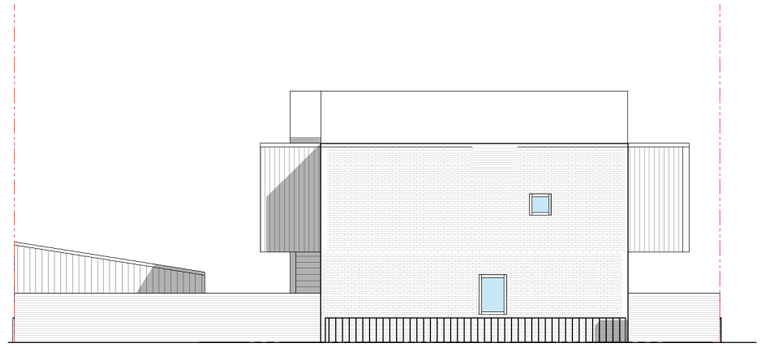
3 T23-01 | KCDC Reserve Elevation
1 : 100



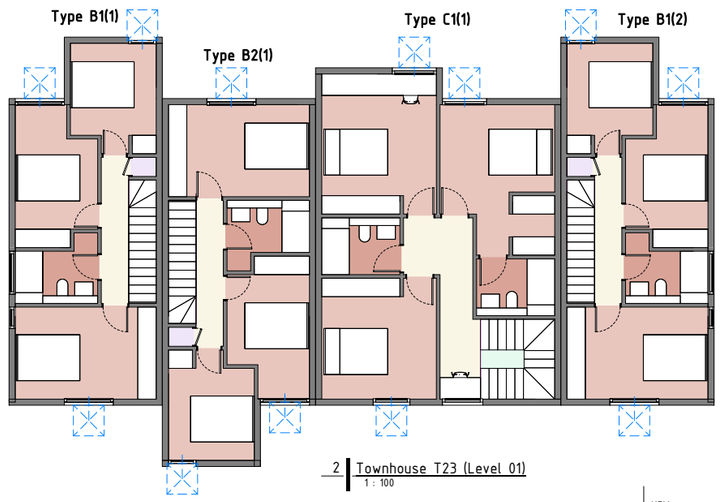
4 T23-01 | Side 2 Elevation
1 : 100



5 T23-01 | Driveway Elevation
1 : 100



6 T23-01 | Side 1 Elevation
1 : 100



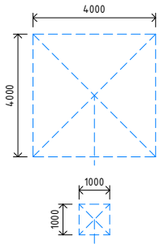
2 T23-01 | Townhouse T23 (Level 01)
1 : 100

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	26.0 m²	
Footprint	26.0 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B1(1)	105.2 m²	
Ground	50.0 m²	
Level 1	56.4 m²	
Type B1(2)	106.4 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B2(1)	105.2 m²	
Ground	84.1 m²	
Level 1	83.6 m²	
Type C1(1)	167.7 m²	
	510.5 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

KEY WASTE MANAGEMENT ZONE

WASTE MANAGEMENT ZONE
3 X BINS

NOTES:
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105 AMRITSAR STREET
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WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
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architects
athfield architects limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T23 GA Plans & Elevations

1 : 100 @ A1

23-03

T23-01-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T24

3 TOWNHOUSES

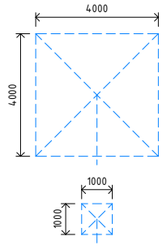
TOWN CENTRE PRECINCT

PART 2 - A1.20

Typology Gross Building Floor...		
Level	**Area**	**Notes**
Ground	46.6 m^2	
Level 1	50.0 m^2	
Level 2	39.7 m^2	
Level 2	10.3 m^2	Deck
Type A1(1)	146.6 m^2	
Ground	48.8 m^2	
Level 1	56.4 m^2	
Type B2(1)	105.2 m^2	
Ground	84.1 m^2	
Level 1	84.1 m^2	
Type C1(1)	168.3 m^2	
	420.1 m^2	



KEY OUTLOOK SPACE (RULE MCZ-R7-5)



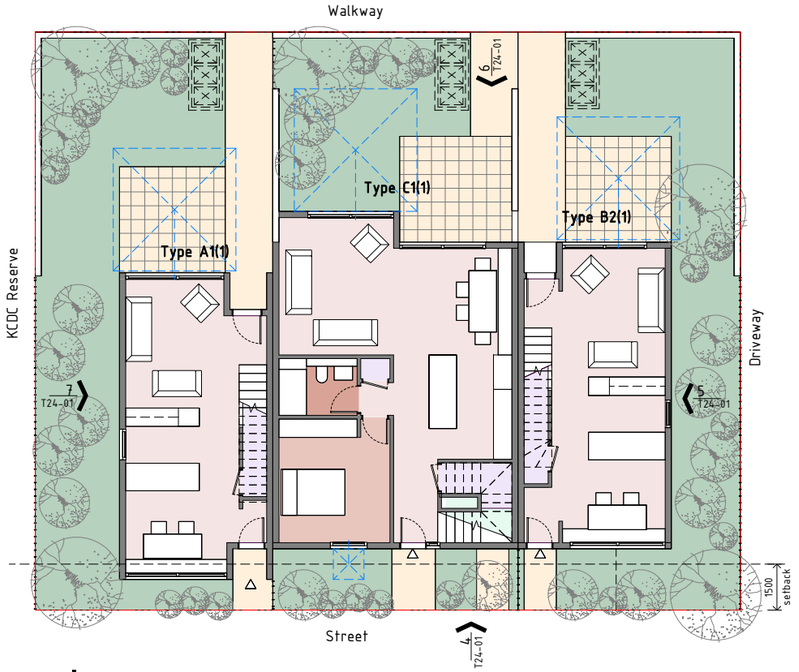
4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

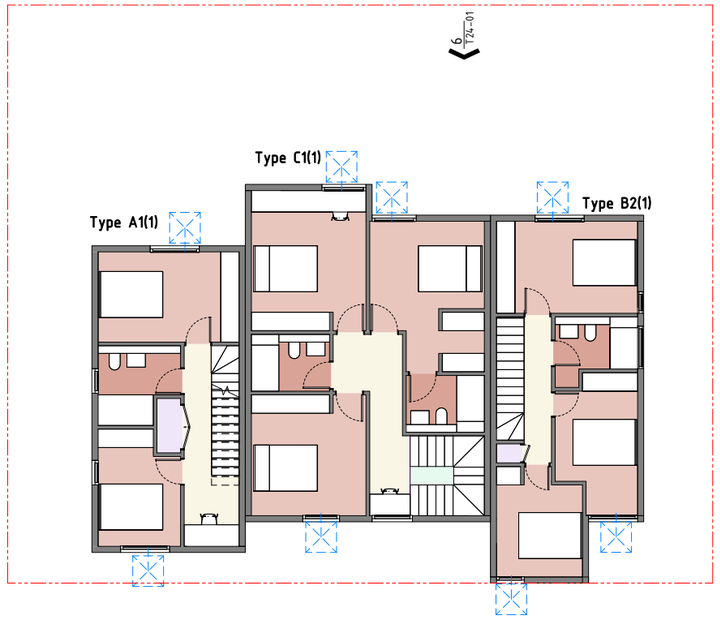
KEY WASTE MANAGEMENT ZONE



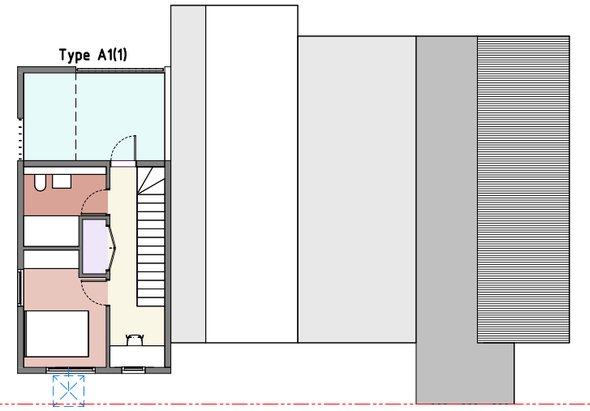
WASTE MANAGEMENT ZONE
3 X BINS



1 T24-01 Townhouse T24 (Ground Floor)
1 : 100



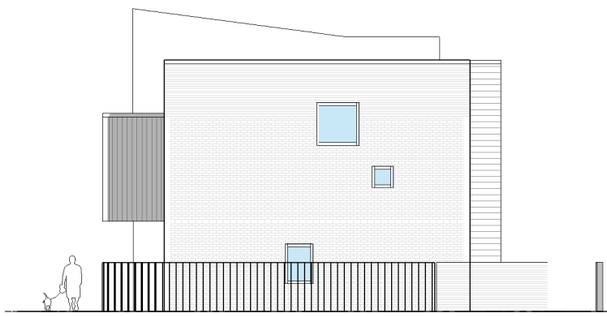
2 T24-01 Townhouse T24 (Level 1)
1 : 100



3 T24-01 Townhouse T24 (Level 2)
1 : 100



4 T24-01 Street (Path) Elevation
1 : 100



5 T24-01 Side 2 Elevation
1 : 100



6 T24-01 Rear Elevation
1 : 100



7 T24-01 Side 1 Elevation
1 : 100

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77 & 109 Kapiti Road, Paraparaumu

T24 GA Plans & Elevations

1 : 100 @ A1

23-03

T24-01-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T25

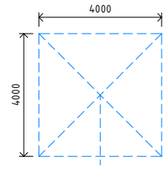
6 TOWNHOUSES
+ 5 DWELLINGS

WETLAND PRECINCT
PART 1 - A1.16



1 Townhouse T25 (Ground Floor)
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

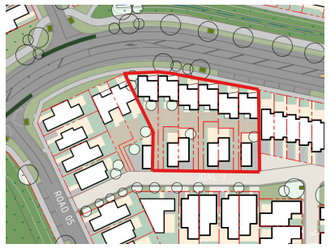


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY WASTE MANAGEMENT ZONE

WASTE MANAGEMENT ZONE
3 X BINS



Areas (GFA)

Level	Area	Notes
Type 25-A		
Ground	63.5 m²	
Ground	63.5 m²	
Ground	63.5 m²	
Ground	63.5 m²	
Ground	63.5 m²	
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 1	56.9 m²	
Level 1	7.4 m²	Balcony
Level 2	22.5 m²	
Level 2	22.5 m²	
Level 2	22.5 m²	
Level 2	22.5 m²	
Level 2	22.5 m²	
Level 2	22.5 m²	
	902.1 m²	
Type S1		
Ground	39.3 m²	
Ground	39.3 m²	
Level 1	39.3 m²	
Level 1	39.3 m²	
	157.1 m²	
Type S1a		
Ground	39.3 m²	
Ground	39.3 m²	
Ground	39.3 m²	
Level 1	39.3 m²	
Level 1	39.3 m²	
Level 1	39.3 m²	
	235.6 m²	
	1294.8 m²	

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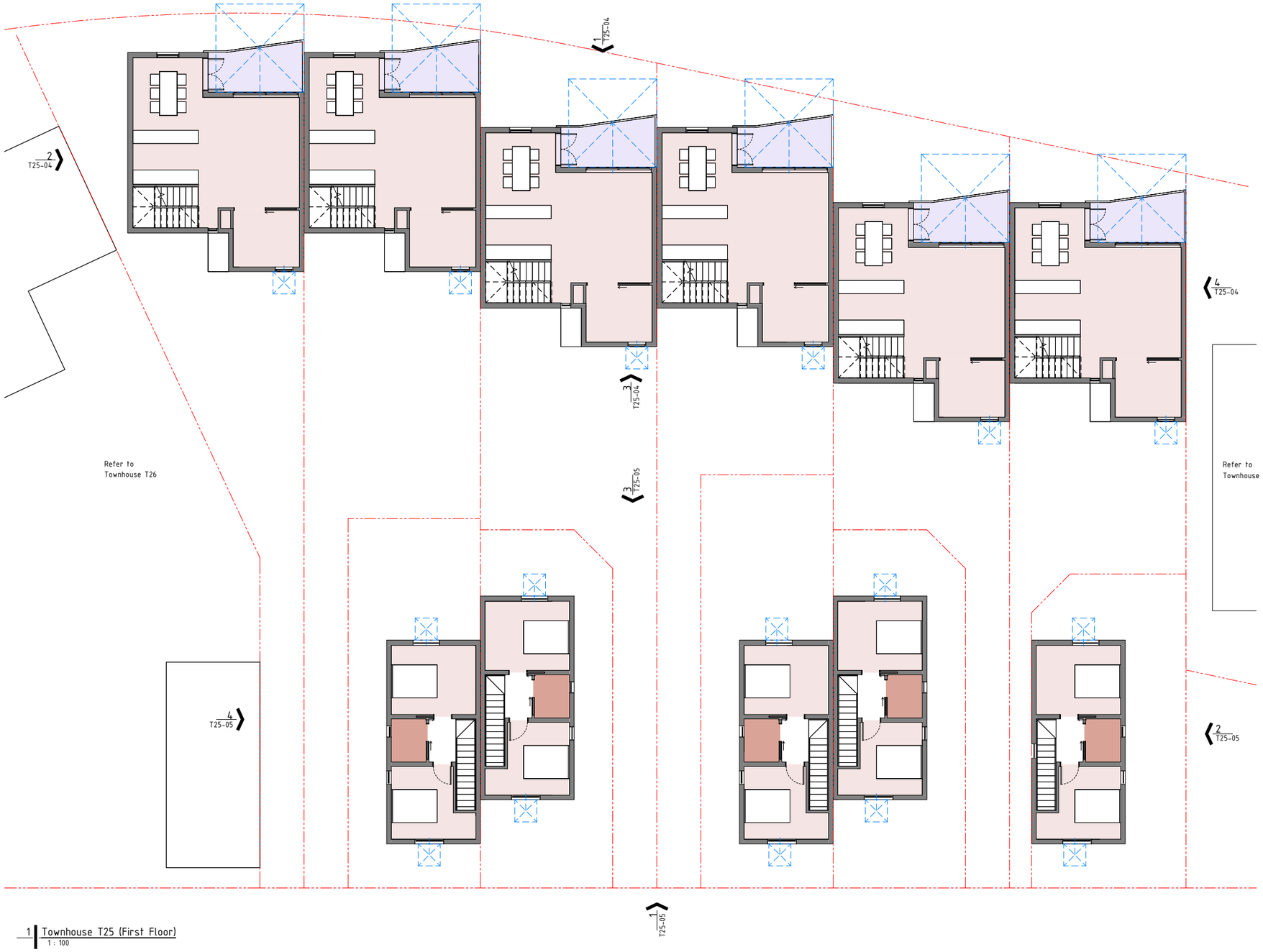
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T25 Ground Floor

1 : 100 @ A1

23-03

T25-01-A



1 Townhouse T25 (First Floor)
1 : 100

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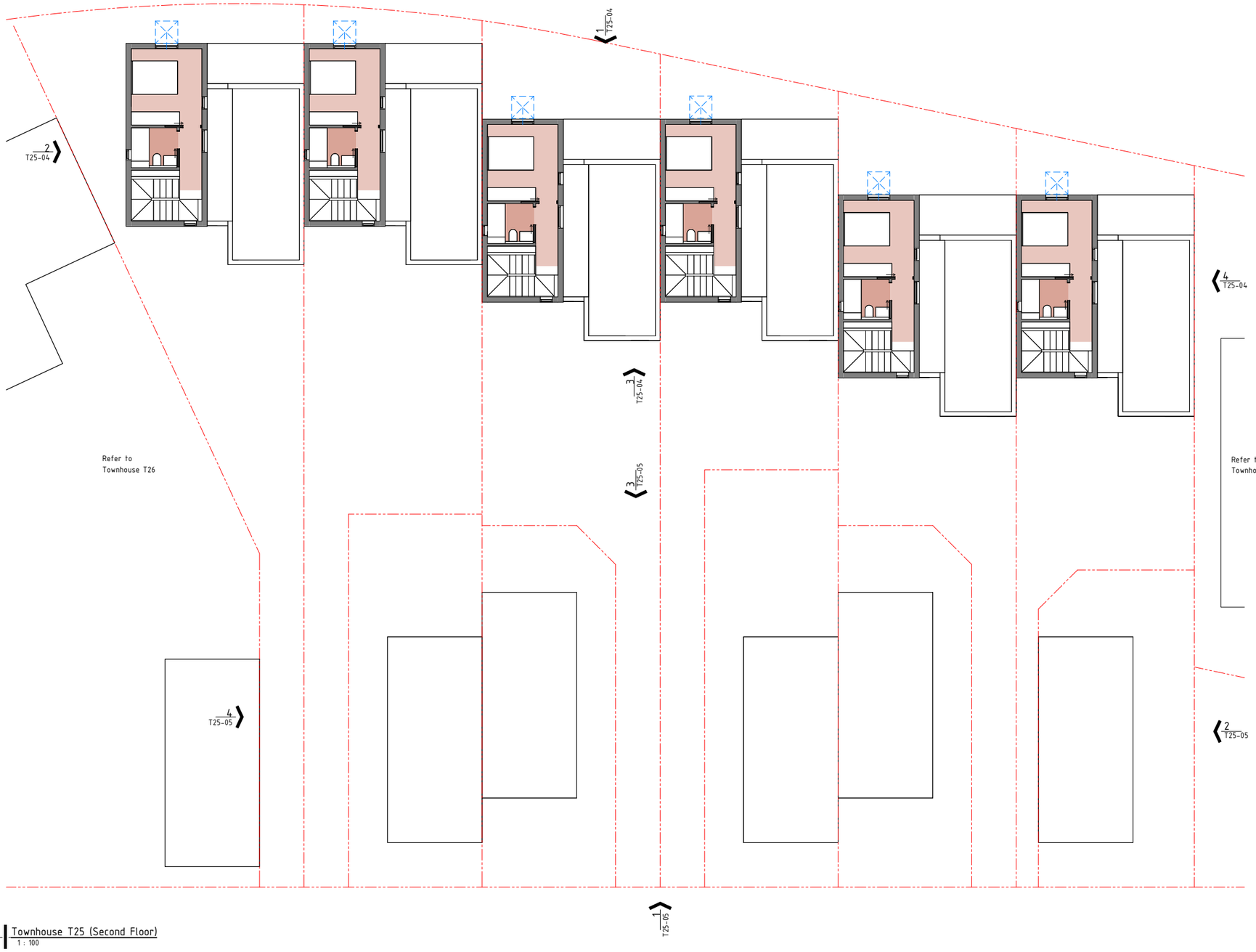
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T25 First Floor

1 : 100 @ A1

23-03

T25-02-A



1 Townhouse T25 (Second Floor)
1 : 100

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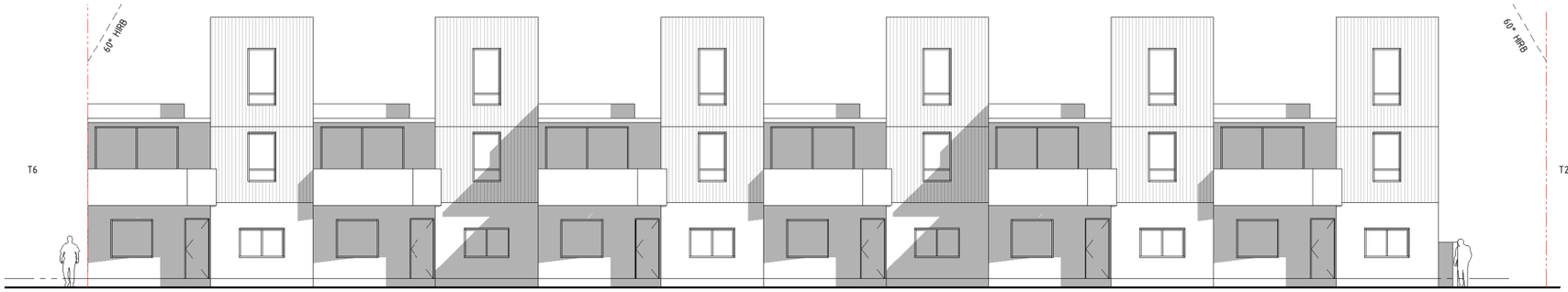
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T25 Second Floor

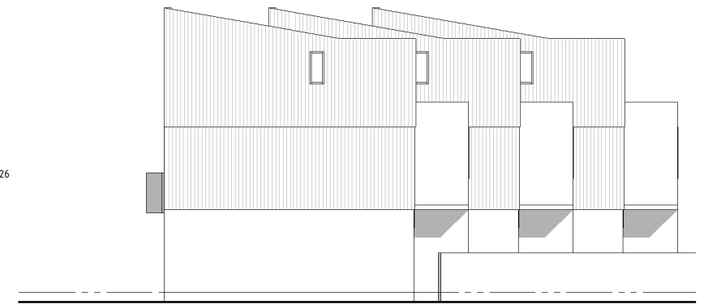
1 : 100 @ A1

23-03

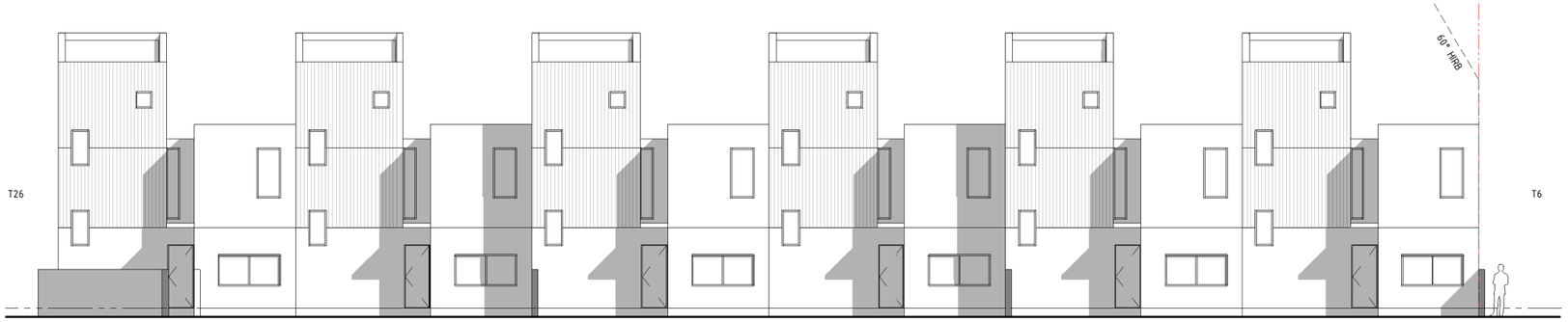
T25-03-A



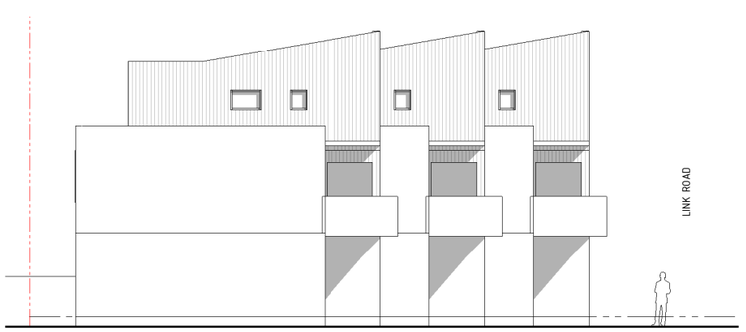
1 T25-01 Townhouse T25 Street Elevation
1 : 100



2 T25-01 Townhouse T25 South Elevation
1 : 100



3 T25-01 Townhouse T25 East Elevation
1 : 100



4 T25-01 Townhouse T25 North Elevation
1 : 100

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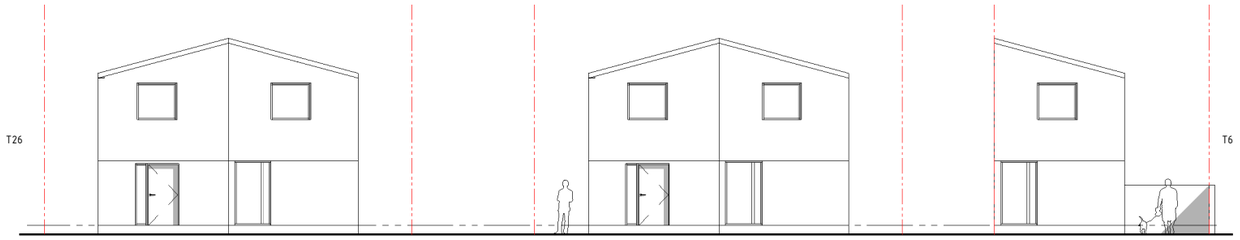
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T25 Elevations

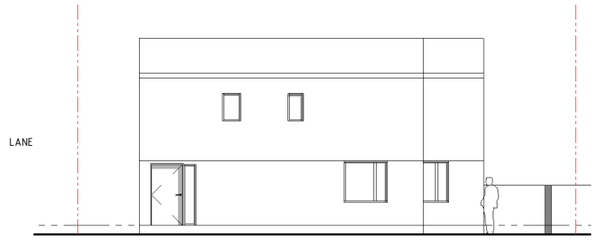
1 : 100 @ A1

23-03

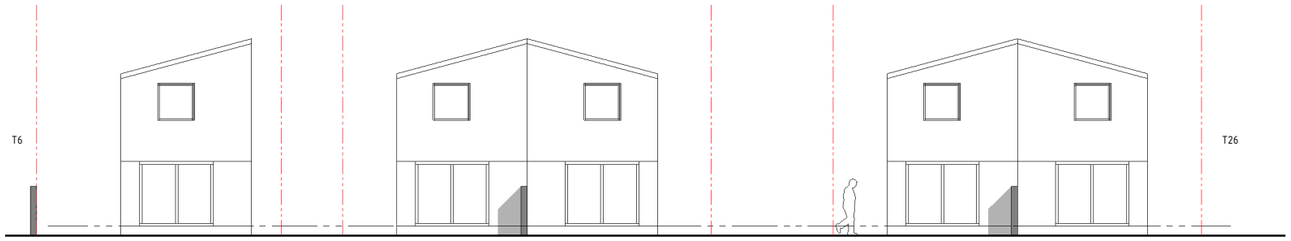
T25-04-A



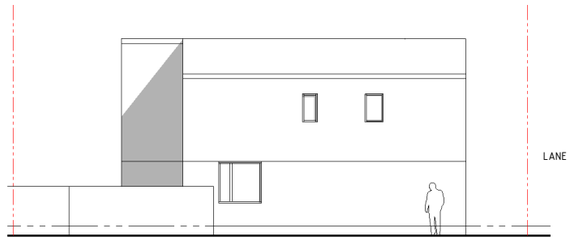
1 T25-01 Townhouse S1 Lane Elevation
1 : 100



2 T25-01 Townhouse S1 North Elevation
1 : 100



3 T25-01 Townhouse S1 West Elevation
1 : 100



4 T25-01 Townhouse S1 South Elevation
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

S1 Elevations

1 : 100 @ A1

23-03

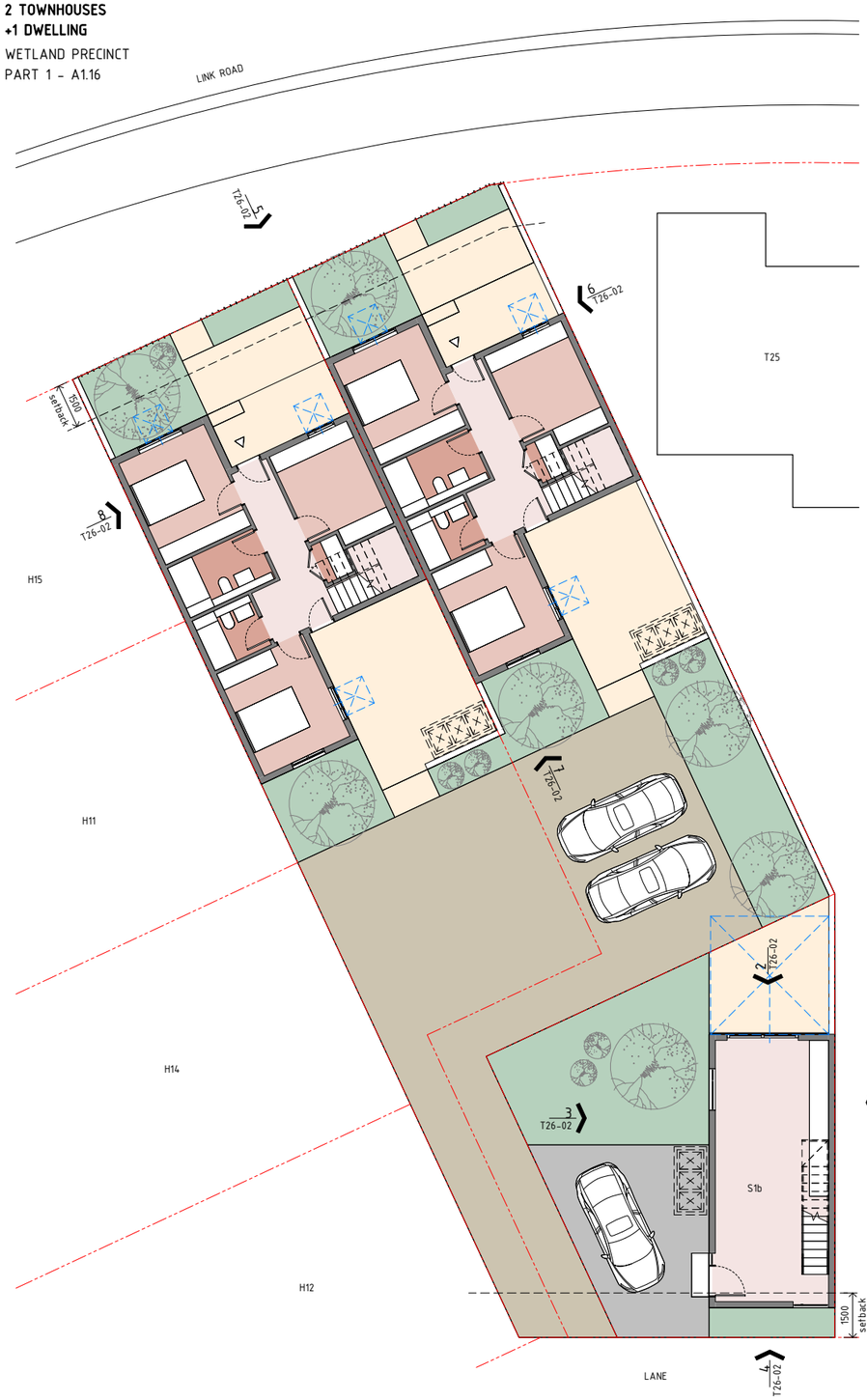
T25-05-A

KAPITI ROAD DEVELOPMENT

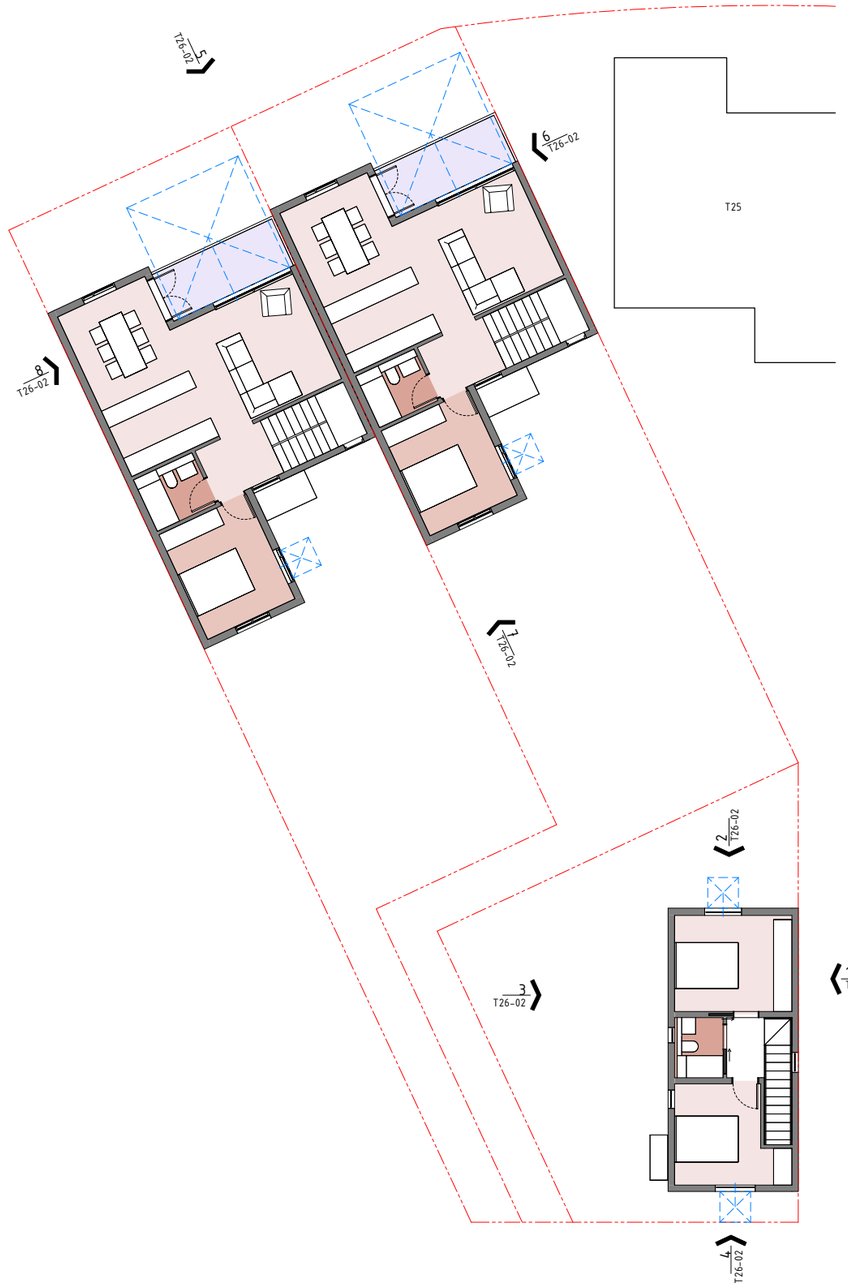
TYPOLOGY: TOWNHOUSE T26

2 TOWNHOUSES
+1 DWELLING

WETLAND PRECINCT
PART 1 - A1.16

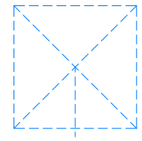


1 Townhouse T26 (Ground Floor)
1 : 100



3 Townhouse T26 (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 WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS



Areas (GFA)

Level	Area	Notes
Type S1a		
Ground	39.3 m²	
Level 1	39.3 m²	
	78.5 m²	
Type T26-A		
Ground	70.8 m²	
Ground	70.8 m²	
Level 1	70.8 m²	
Level 1	6.6 m²	Deck
Level 1	70.8 m²	
Level 1	6.6 m²	Deck
	296.5 m²	
	375.1 m²	

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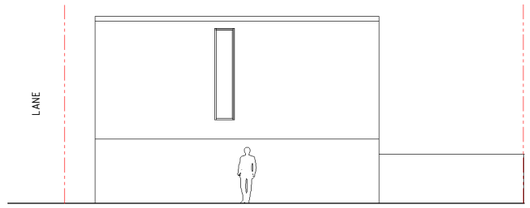
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T26 Floor Plans

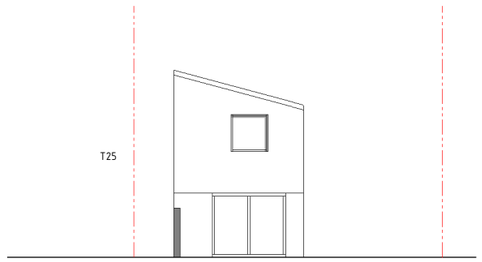
1 : 100 @ A1

23-03

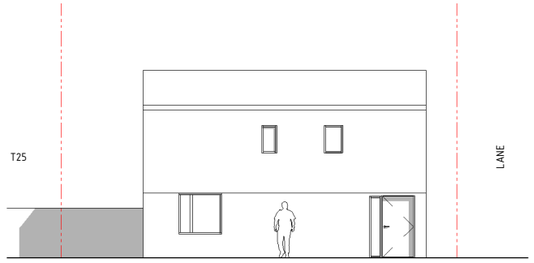
T26-01-A



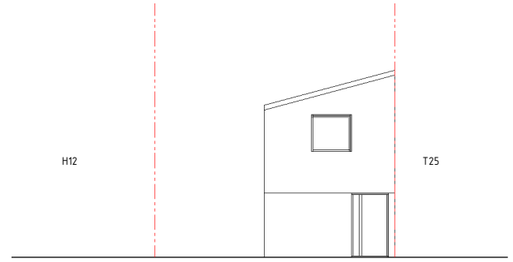
1 T26-01 Townhouse S1 (North Elevation)
1 : 100



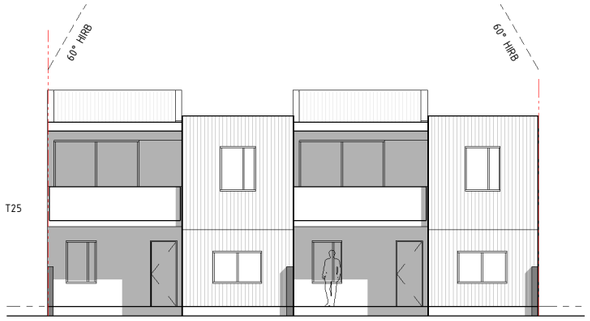
2 T26-01 Townhouse S1 (West Elevation)
1 : 100



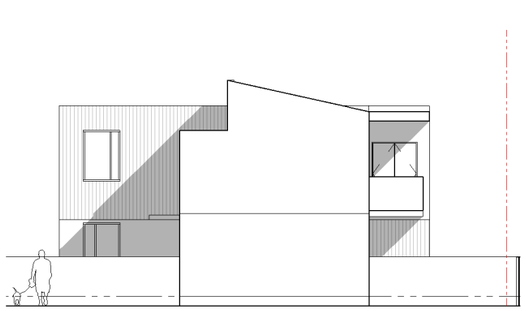
3 T26-01 Townhouse S1 (South Elevation)
1 : 100



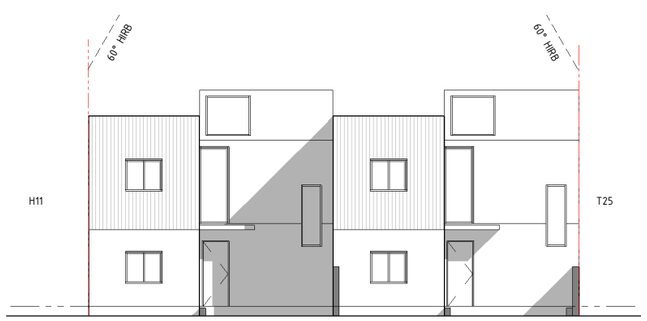
4 T26-01 Townhouse S1 (Lane Elevation)
1 : 100



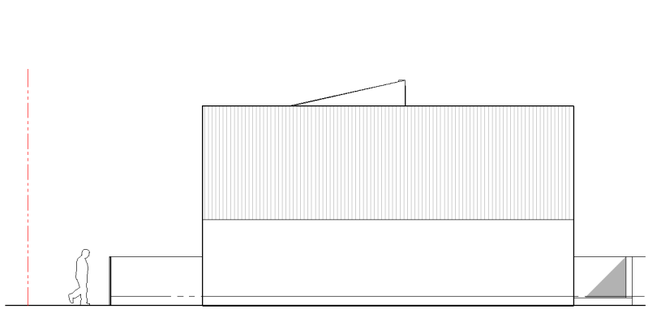
5 T26-01 Townhouse T26 (Street Elevation)
1 : 100



6 T26-01 Townhouse T26 (North Elevation)
1 : 100



7 T26-01 Townhouse T26 (East Elevation)
1 : 100



8 T26-01 Townhouse T26 (South Elevation)
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T26 Elevations

23-03

1 : 100 @ A1

T26-02-A

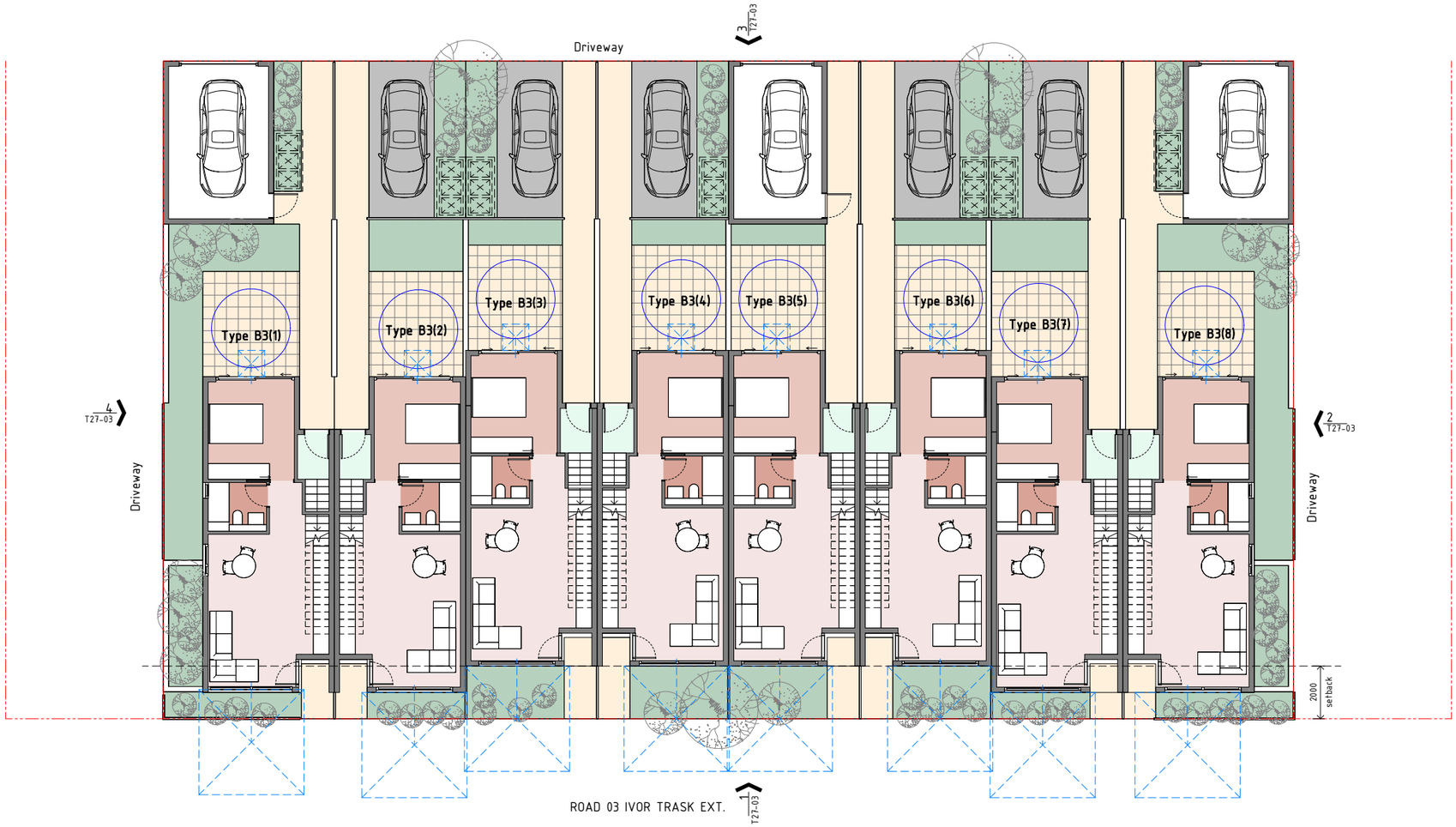
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T27

8 TOWNHOUSES

TOWN CENTRE PRECINCT

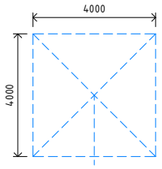
PART 3 - A1.21



2 T27-03 **Townhouse T27 (Ground)**
1 : 100



KEY OUTLOOK SPACE (RULE MCZ-R7-5)

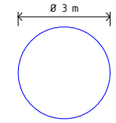


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



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

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	26.0 m²	Garage
Ground	23.3 m²	Garage
Ground	26.0 m²	Garage
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(1)	245.1 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(2)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(3)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(4)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	
Level 02	56.4 m²	
Type B3(5)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	
Level 02	56.4 m²	
Type B3(6)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(7)	169.8 m²	
Ground	56.0 m²	
Level 01	50.0 m²	
Level 01	7.4 m²	Deck
Level 02	56.4 m²	
Type B3(8)	169.8 m²	
	1433.4 m²	

NOTES:
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NEW ZEALAND
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FAX 64 4 499 1960

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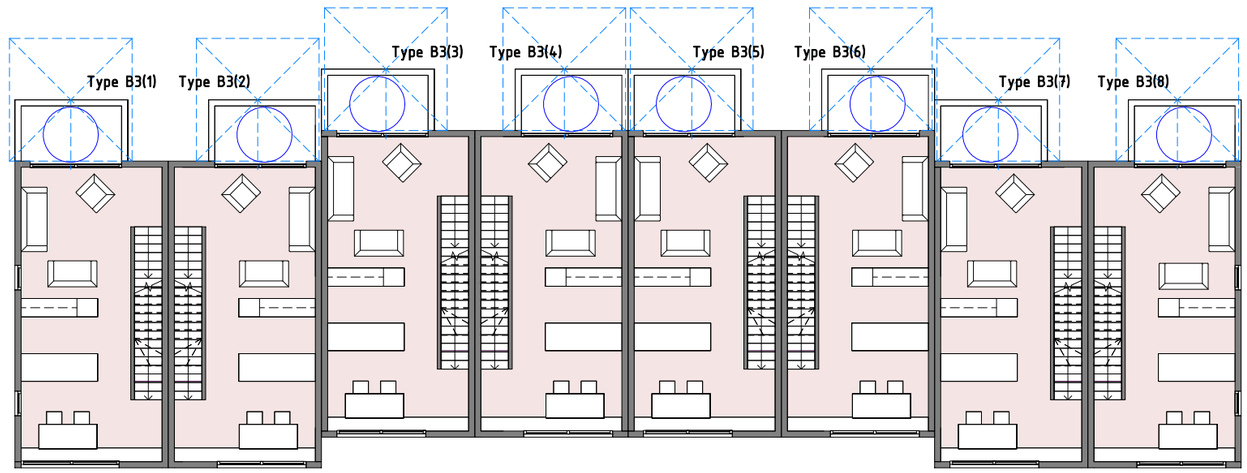
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T27 - Ground Floor Plan

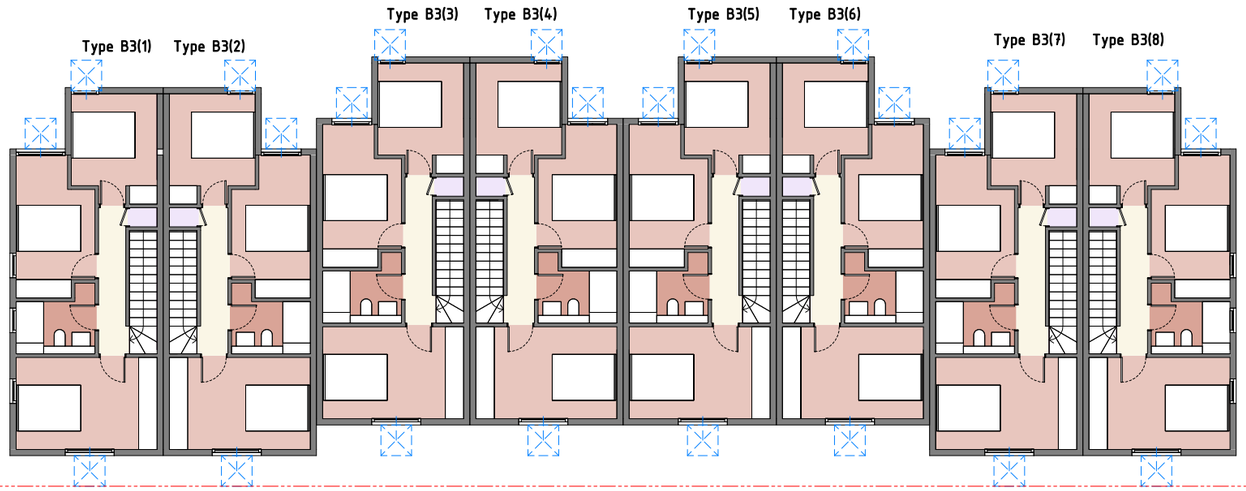
1 : 100 @ A1

23-03

T27-01-A

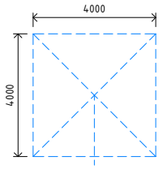


3 Townhouse T27 (Level 1)
1 : 100



1 Townhouse T27 (Level 2)
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

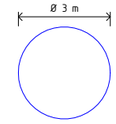


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



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

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T27 - Level 1 & 2 Plan

1 : 100 @ A1

23-03

T27-02-A



1 T27-01 Street Elevation
1 : 100



2 T27-01 Side 2 Elevation
1 : 100



3 T27-01 Rear Elevation
1 : 100



4 T27-01 Side 1 Elevation
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T27 GA Elevations

1 : 100 @ A1

23-03

T27-03-A

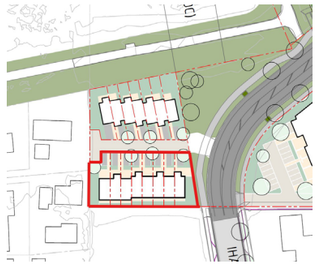
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T28

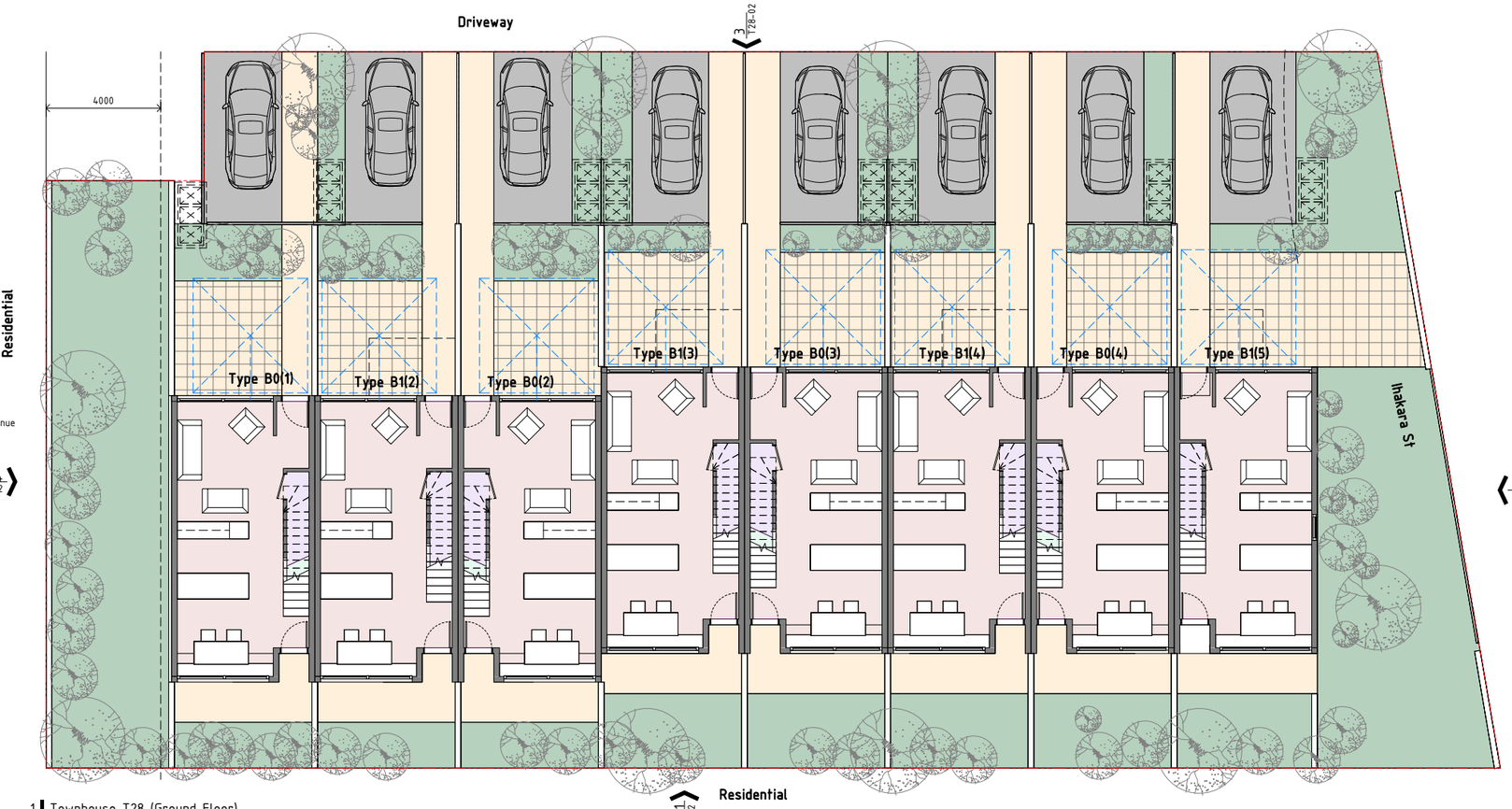
8 TOWNHOUSES

IHAKARA PRECINCT

PART 1 - A1.23

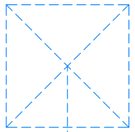


Typology Gross Building Floor Areas		
Level	**Area**	**Notes**
Level 1	56.4 m²	
Area	56.4 m²	
Ground	48.8 m²	
Level 1	50.0 m²	
Type B0(1)	98.8 m²	
Ground	48.8 m²	
Level 1	50.0 m²	
Type B0(2)	98.8 m²	
Ground	58.8 m²	
Level 1	50.0 m²	
Type B0(3)	108.8 m²	
Level 1	50.0 m²	
Type B0(4)	50.0 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B1(1)	105.2 m²	
Ground	48.8 m²	
Level 1	56.4 m²	
Type B1(2)	105.2 m²	
Ground	38.8 m²	
Level 1	56.4 m²	
Type B1(3)	95.2 m²	
Ground	97.5 m²	
Level 1	56.4 m²	
Type B1(4)	153.9 m²	
Ground	48.8 m²	
Type B1(5)	48.8 m²	
	920.8 m²	



1 Townhouse T28 (Ground Floor)
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

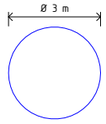


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



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

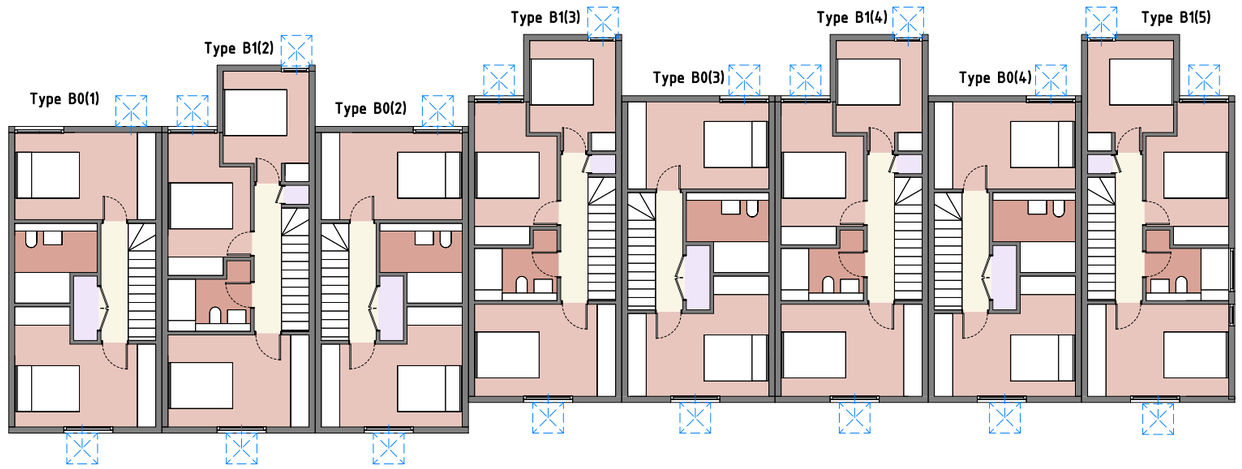


8M² MIN. OUTDOOR LIVING SPACE
ABOVE GROUND BALCONY
MINIMUM DIMENSION 1.8M

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS



2 Townhouse T28 (Level 1)
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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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Townhouse T28 - GA Plans

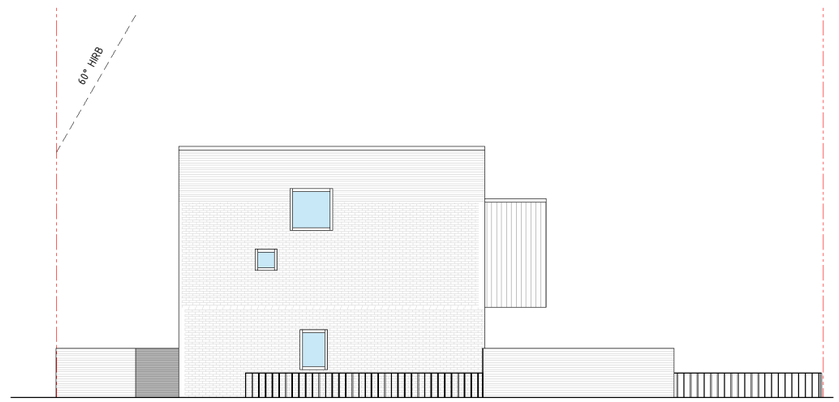
1 : 100 @ A1

23-03

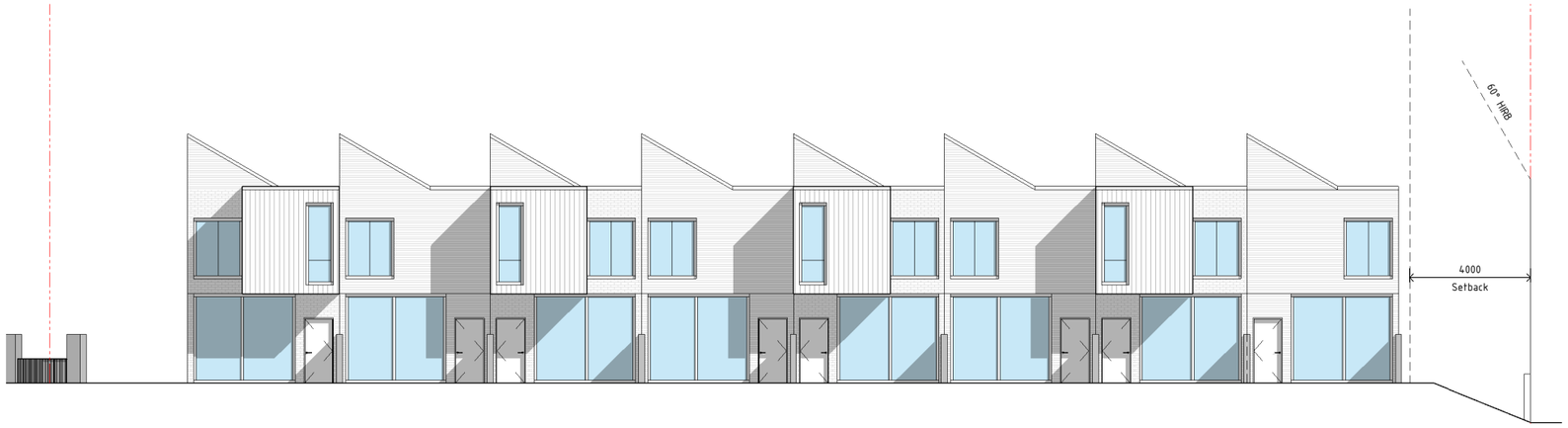
T28-01-A



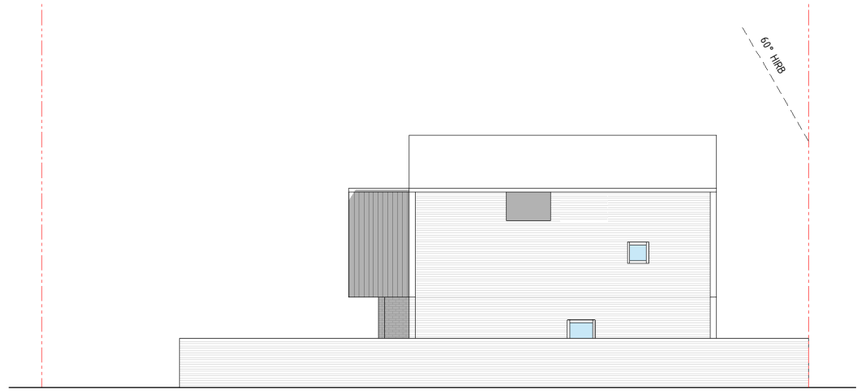
1 T28-01 Rear Elevation
1 : 100



2 T28-01 Side 2 Elevation
1 : 100



3 T28-01 Driveway Elevation
1 : 100



4 T28-01 Side 1 Elevation
1 : 100

NOTES:
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77 & 109 Kapiti Road, Paraparaumu

23-03

Townhouse T28 - GA Elevations

1 : 100 @ A1

T28-02-A

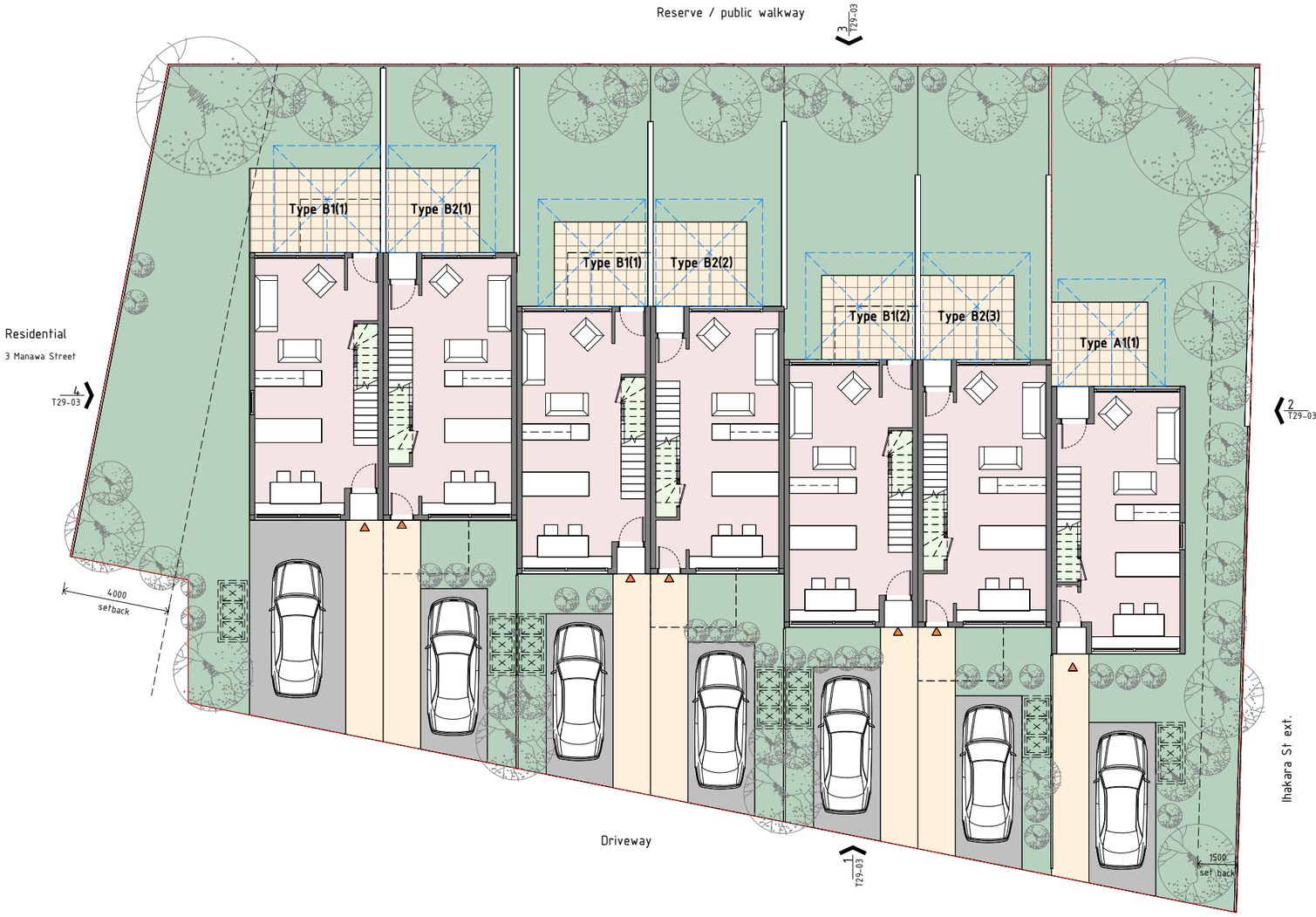
KAPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T29

7 TOWNHOUSES

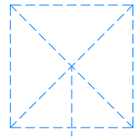
IHAKARA PRECINCT

A1.23



1 / T29-03 Townhouse T29 (Ground Floor)
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

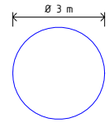


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



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

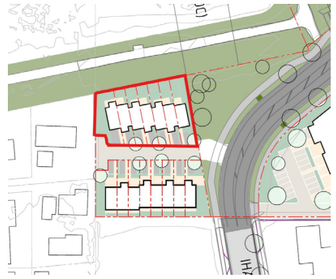


8M² MIN. OUTDOOR LIVING SPACE
ABOVE GROUND BALCONY
MINIMUM DIMENSION 1.8M

KEY WASTE MANAGEMENT ZONE



WASTE MANAGEMENT ZONE
3 X BINS



Typology Gross Building Floor Areas		
Level	**Area**	**Notes**
Ground	47.0 m²	
Level 1	50.0 m²	
Level 2	34.7 m²	
Level 2	15.3 m²	Balcony
Type A1(1)	147.0 m²	
Ground	54.1 m²	
Level 1	56.4 m²	
Type B1(1)	110.5 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(2)	105.4 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B1(3)	105.3 m²	
Ground	49.2 m²	
Level 1	56.4 m²	
Type B2(1)	105.6 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B2(2)	105.4 m²	
Ground	49.0 m²	
Level 1	56.4 m²	
Type B2(3)	105.4 m²	
	784.6 m²	

NOTES:
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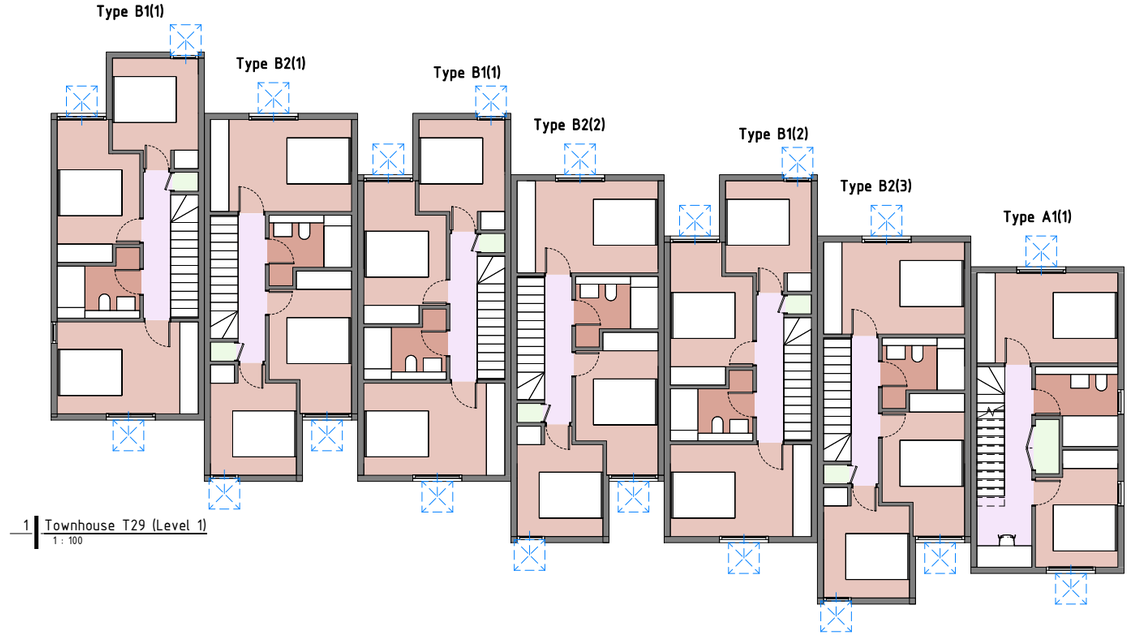
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T29 Ground Floor Plan

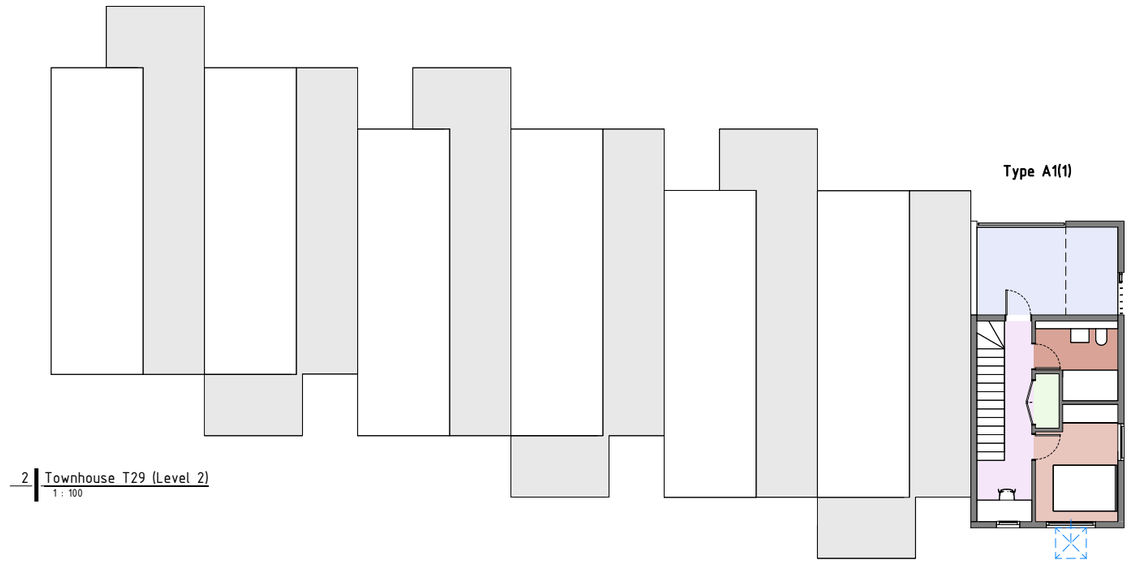
1 : 100 @ A1

23-03

T29-01-A



1 Townhouse T29 (Level 1)
1 : 100



2 Townhouse T29 (Level 2)
1 : 100

NOTES:
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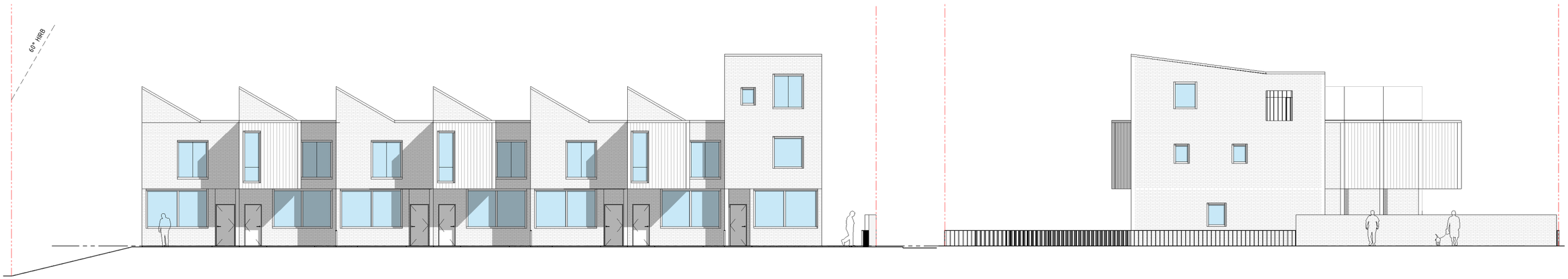
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

T29 GA Plans

1 : 100 @ A1

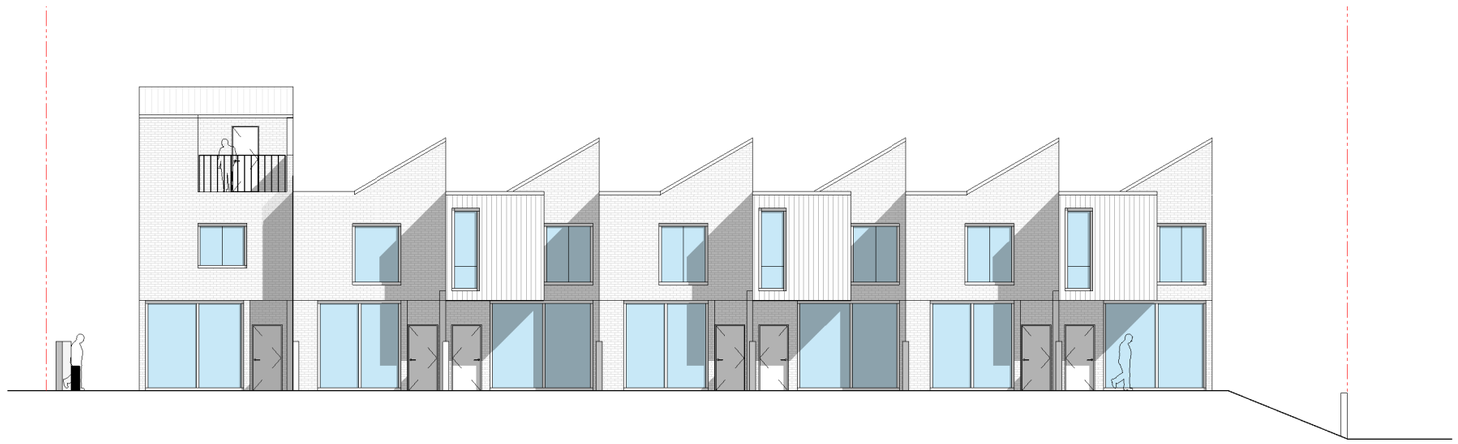
23-03

T29-02-A

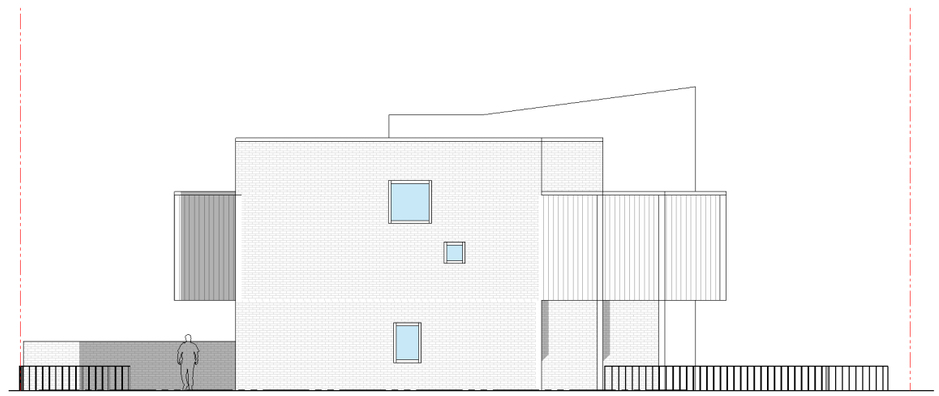


1 T29-01 Townhouse T29 (Driveway Elevation)
1 : 100

2 T29-01 Townhouse T29 (Side Elevation - A)
1 : 100



3 T29-01 Townhouse T29 (Rear Elevation)
1 : 100



4 T29-01 Townhouse T29 (Side Elevation - B)
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

GA Elevations

1 : 100 @ A1

23-03

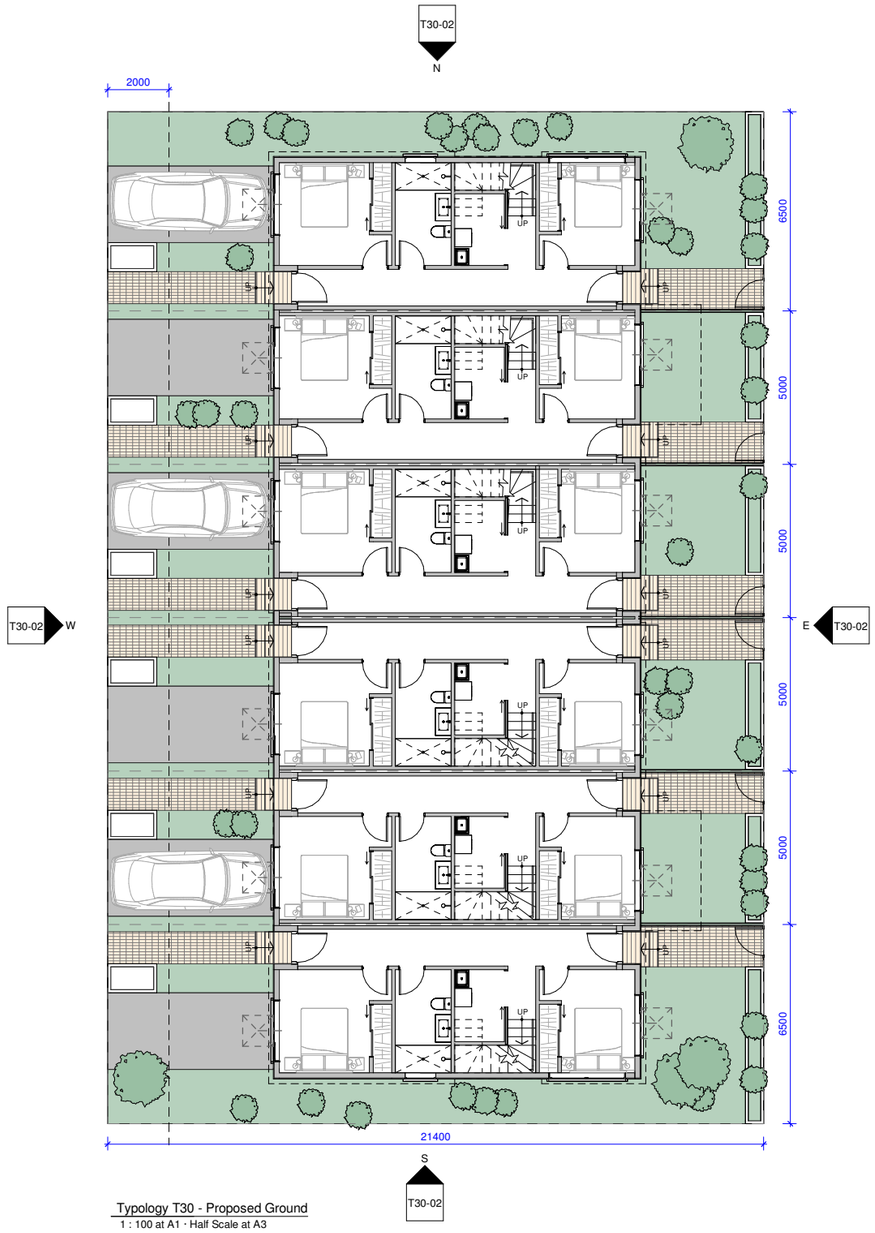
T29-03-A

KĀPITI ROAD DEVELOPMENT

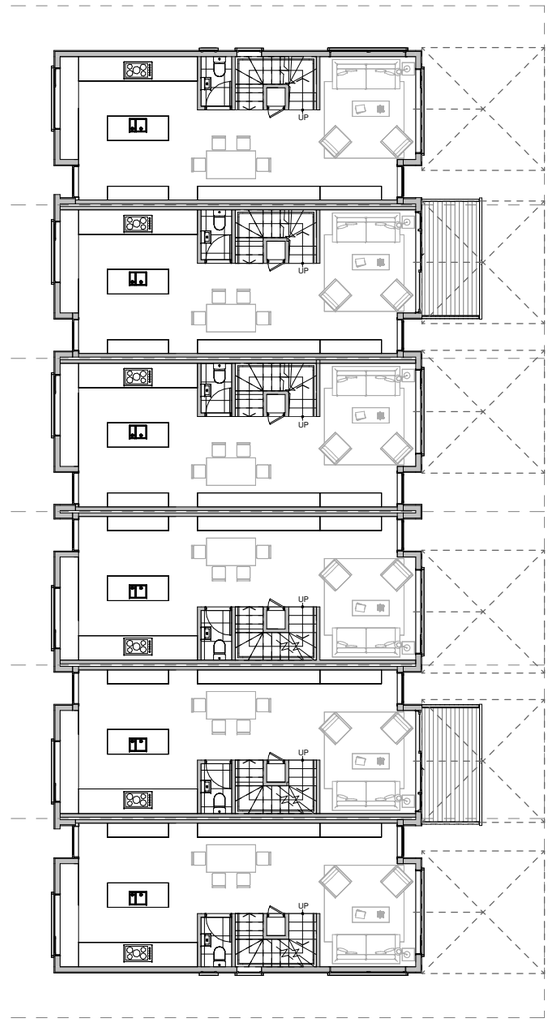
TYPOLOGY: TOWNHOUSE T30

3 STOREY TOWNHOUSES
2x TYPICAL TOWNHOUSES: 4 BEDROOMS, 1 CAR SPACE
4x ROOF TERRACE TOWNHOUSES: 3 BEDROOMS, 1 CAR SPACE

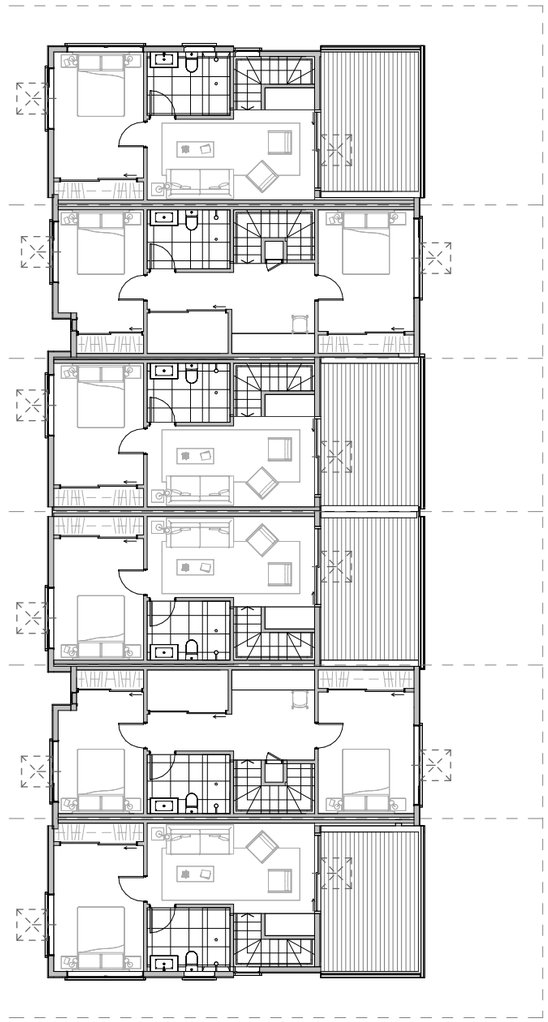
GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	59 m²
L1-01	55 m²
L2-01	43 m²
	157 m²
Unit 02	
GF-02	59 m²
L1-02	54 m²
L2-02	55 m²
	168 m²
Unit 03	
GF-03	59 m²
L1-03	55 m²
L2-03	41 m²
	155 m²
Unit 04	
GF-04	59 m²
L1-04	55 m²
L2-04	41 m²
	155 m²
Unit 05	
GF-05	59 m²
L1-05	54 m²
L2-05	56 m²
	169 m²
Unit 06	
GF-06	59 m²
L1-06	55 m²
L2-06	43 m²
	157 m²
Total	961 m²



Typology T30 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

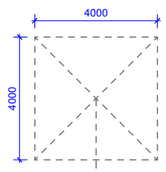


Typology T30 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3



Typology T30 - Proposed Level 2
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 ROOM

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TEL (04) 385 0038

A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T30

Floor Plans

REV **T30-01** **A**

9/10/2026 3:49:24 pm



E East Elevation
T30-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T30-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
T30-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
T30-01 1 : 100 at A1 · Half Scale at A3

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T30

Elevations

REV

T30-02 **A**

9/10/2026 3:49:26 pm

KĀPITI ROAD DEVELOPMENT

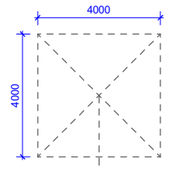
TYPOLOGY: TOWNHOUSE T31

2 STOREY TOWNHOUSES
3x TYPICAL UNITS: 2 BEDROOMS
1x END UNIT: 3 BEDROOMS

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

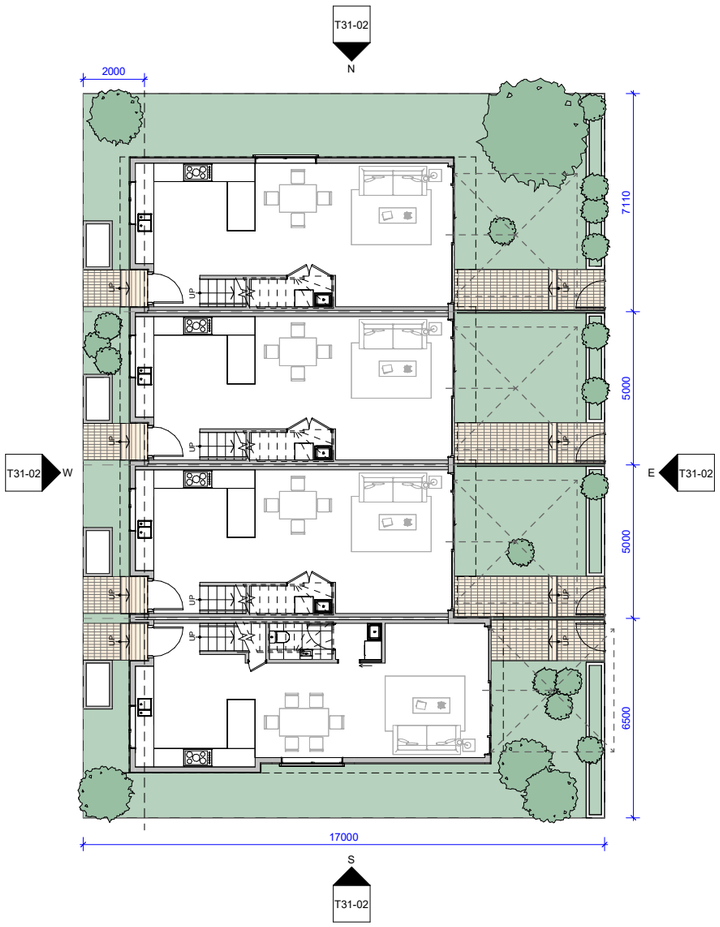
GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	53 m²
L1-01	54 m²
	106 m²
Unit 02	
GF-02	52 m²
L1-02	53 m²
	105 m²
Unit 03	
GF-03	52 m²
L1-03	53 m²
	105 m²
Unit 04	
GF-04	56 m²
L1-04	58 m²
	115 m²
Total	432 m²

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

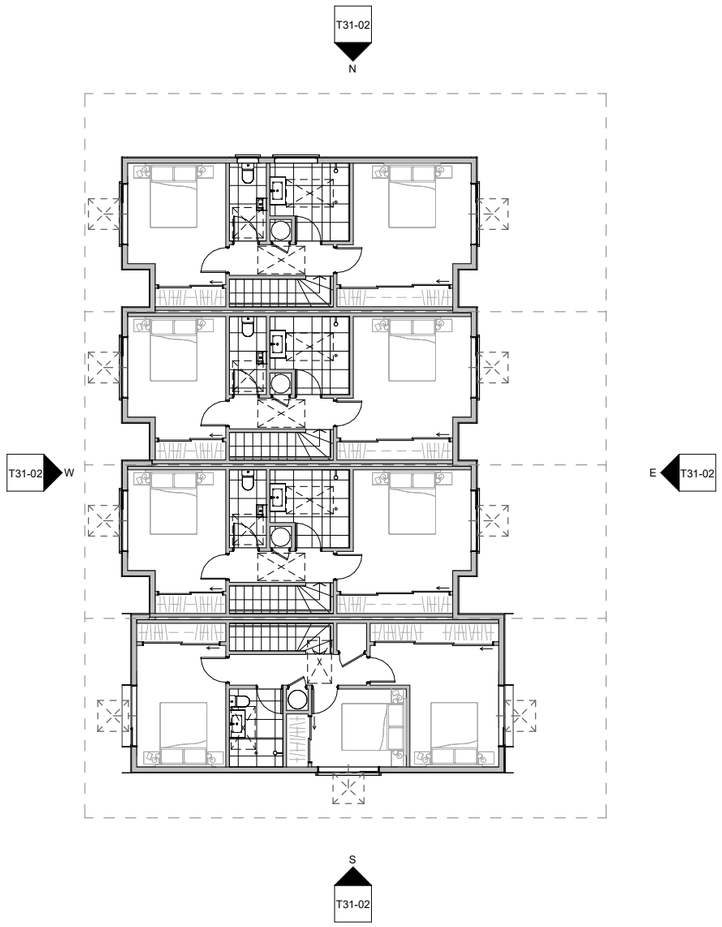


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM



Typology T31 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T31 - Proposed Level 1
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 T31

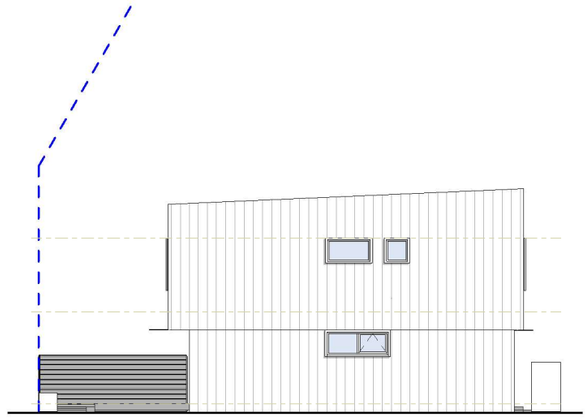
Floor Plans

REV **T31-01** **A**

16/10/2026 3:27:07 pm



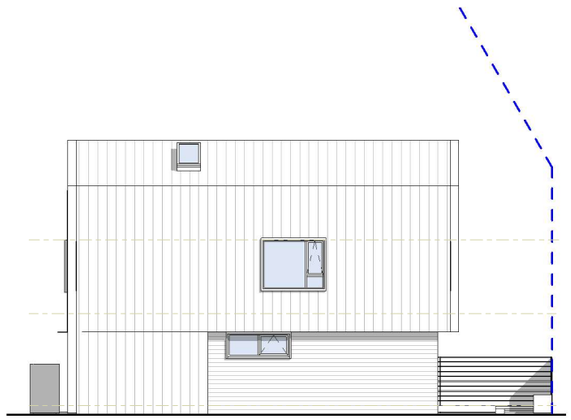
E T31-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N T31-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W T31-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S T31-01 South 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 T31

Elevations

REV **T31-02** **A**

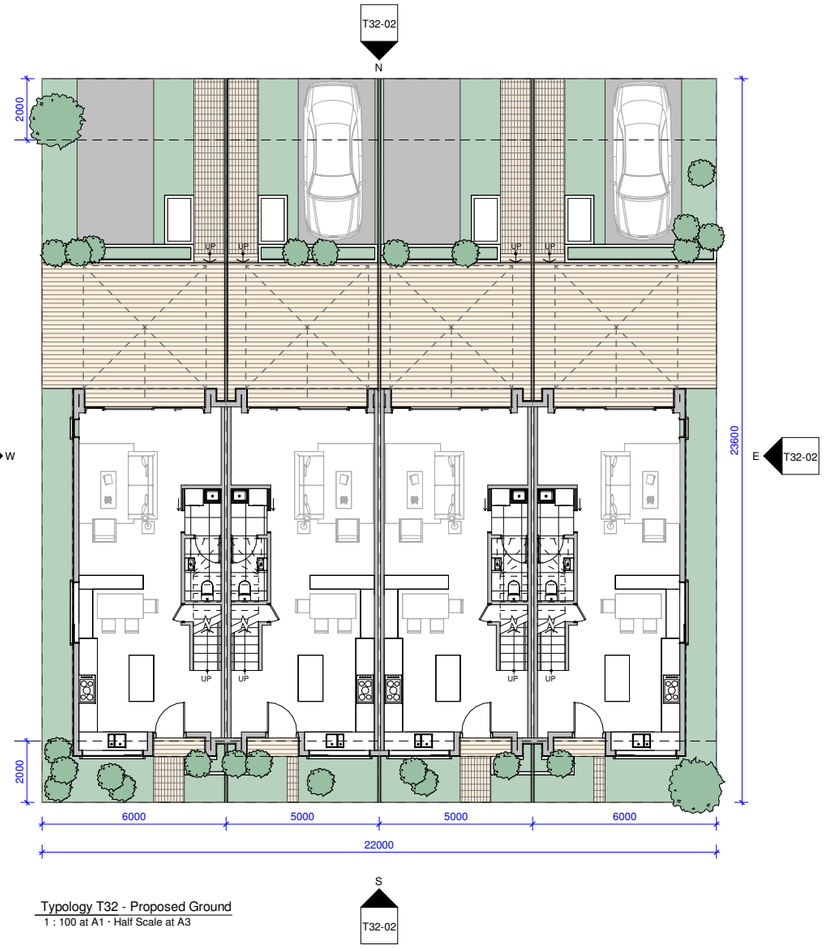
16/10/2026 3:27:10 pm

KĀPITI ROAD DEVELOPMENT

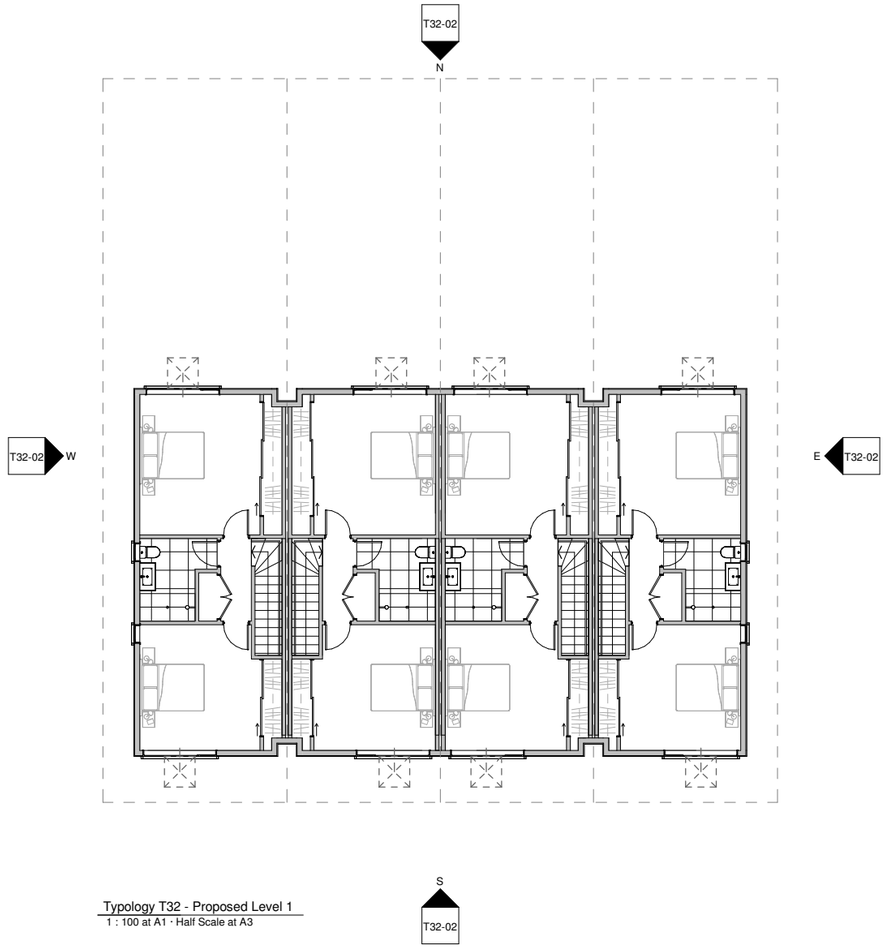
TYPOLOGY: TOWNHOUSE T32

2 STOREY TOWNHOUSES
4 x UNITS: 2 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	56 m²
L1-01	56 m²
	113 m²
Unit 02	
GF-02	56 m²
L1-02	56 m²
	113 m²
Unit 03	
GF-03	56 m²
L1-03	56 m²
	113 m²
Unit 04	
GF-04	56 m²
L1-04	56 m²
	113 m²
Total	451 m²

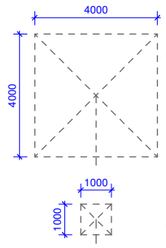


Typology T32 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T32 - 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 ROOM

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REV		
A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T32

Floor Plans

REV **T32-01** **A**

9/10/2026 3:54:30 pm



S South Elevation
T32-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
T32-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T32-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T32-01 1 : 100 at A1 · Half Scale at A3

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T32

Elevations

REV

T32-02 **A**

9/10/2026 3:54:32 pm

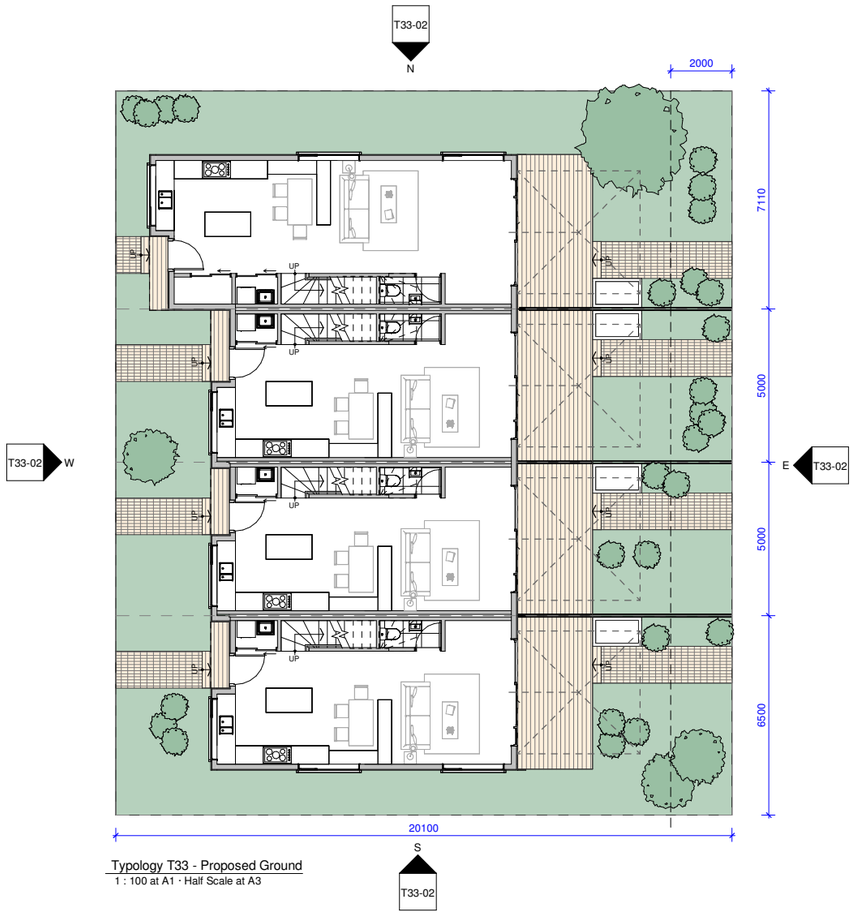
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T33

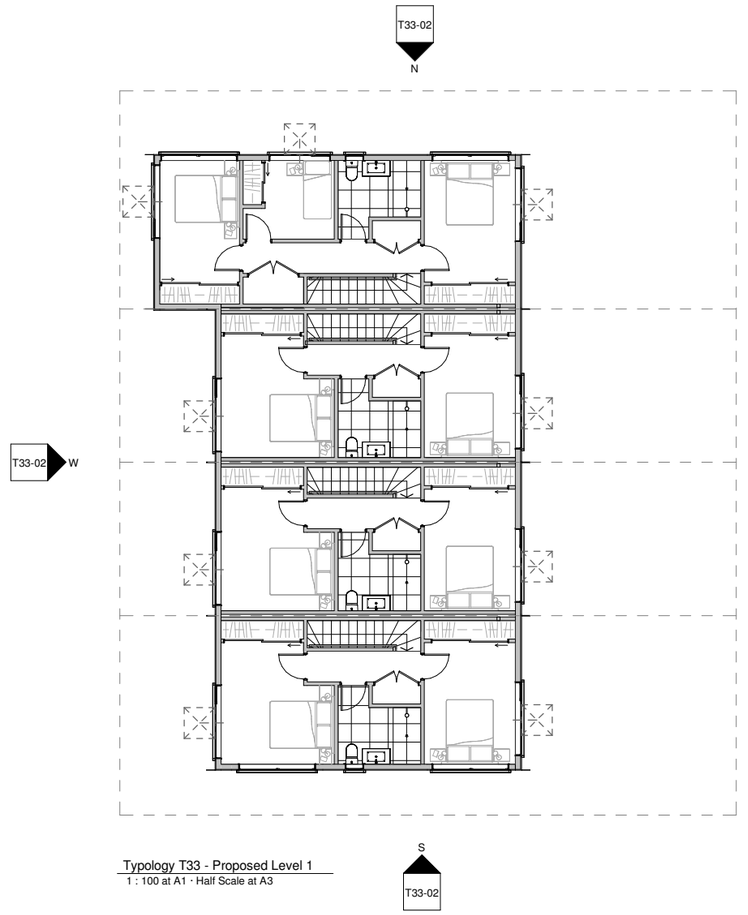
2 STOREY TOWNHOUSES
3 x TYPICAL UNITS: 2 BEDROOMS
1 x END UNIT: 3 BEDROOMS

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	59 m²
L1-01	57 m²
	116 m²
Unit 02	
GF-02	49 m²
L1-02	47 m²
	95 m²
Unit 03	
GF-03	49 m²
L1-03	47 m²
	95 m²
Unit 04	
GF-04	49 m²
L1-04	47 m²
	96 m²
Total	403 m²

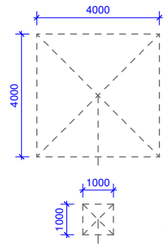


Typology T33 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T33 - 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 ROOM

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T33

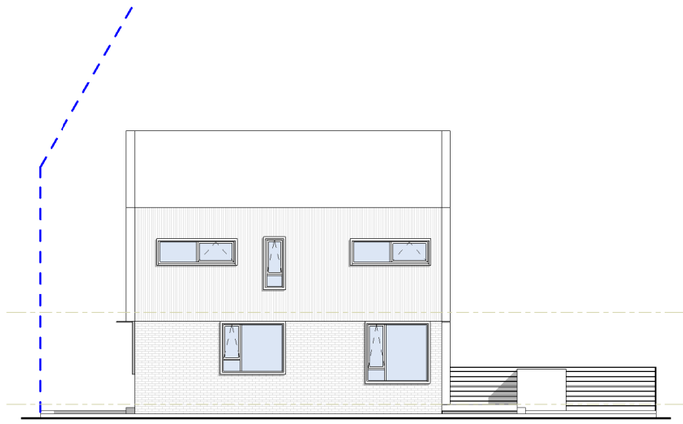
Floor Plans

REV **T33-01** **A**

9/10/2026 3:58:52 pm



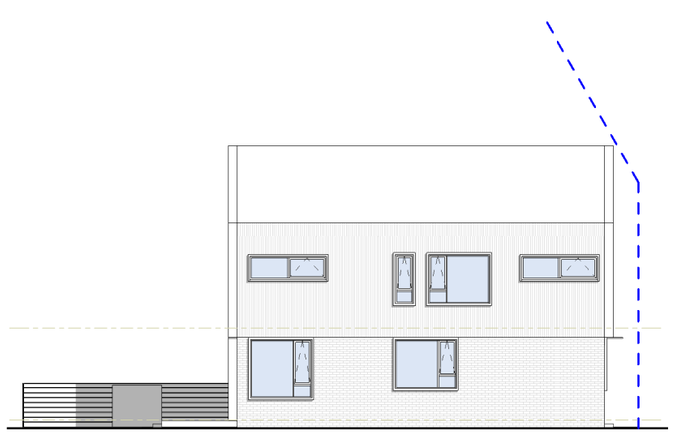
W West Elevation
T33-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
T33-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T33-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T33-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T33

Elevations

REV **T33-02** **A**

9/10/2026 3:56:53 pm

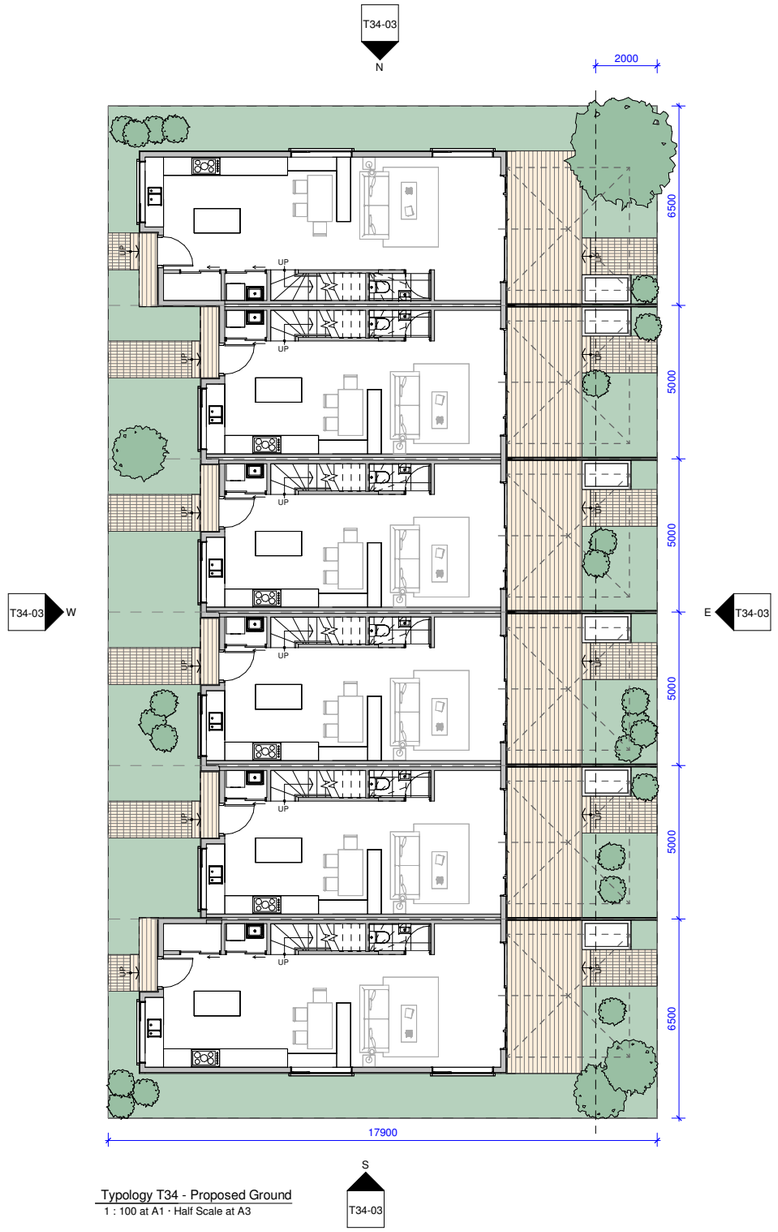
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T34

3 STOREY TOWNHOUSES
4 x TYPICAL UNITS: 3 BEDROOMS
2 x END UNITS: 4 BEDROOMS

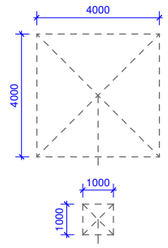
SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	59 m²
L1-01	56 m²
L2-01	58 m²
	173 m²
Unit 02	
GF-02	49 m²
L1-02	46 m²
L2-02	47 m²
	142 m²
Unit 03	
GF-03	49 m²
L1-03	46 m²
L2-03	47 m²
	142 m²
Unit 04	
GF-04	49 m²
L1-04	46 m²
L2-04	47 m²
	142 m²
Unit 05	
GF-05	49 m²
L1-05	46 m²
L2-05	47 m²
	142 m²
Unit 06	
GF-06	59 m²
L1-06	56 m²
L2-06	58 m²
	173 m²
Total	913 m²



Typology T34 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



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1 : 100 · A1 Half Scale · A3

Typology T34

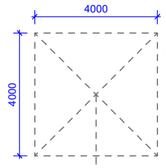
Floor Plans

REV **A**

T34-01

9/10/2026 4:01:33 pm

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

T34-03
N

T34-03 W

E T34-03



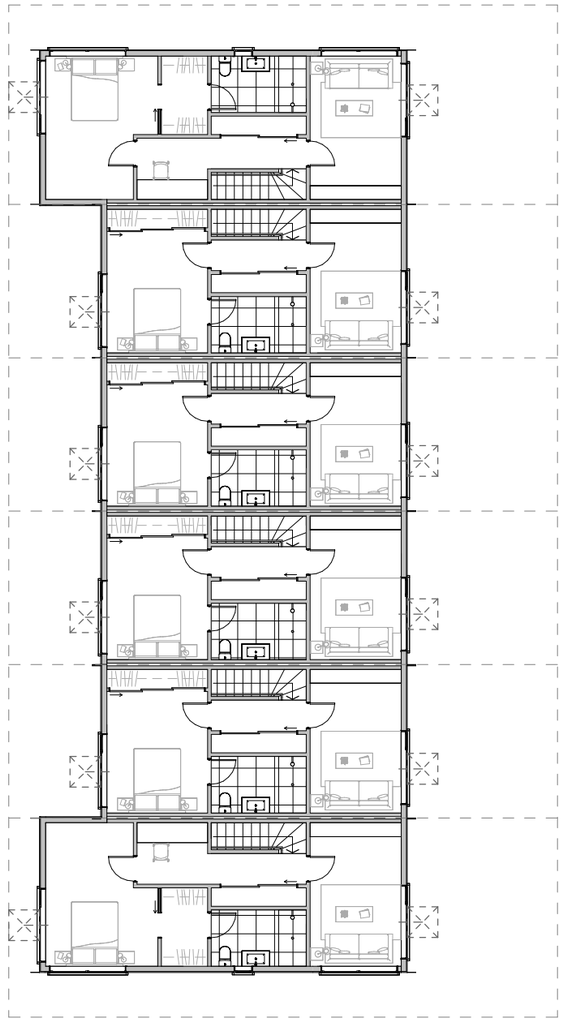
Typology T34 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

S
T34-03

T34-03
N

T34-03 W

E T34-03



Typology T34 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3

S
T34-03

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

N

Typology T34

Floor Plans

REV **T34-02** **A**

9/10/2026 4:01:33 pm



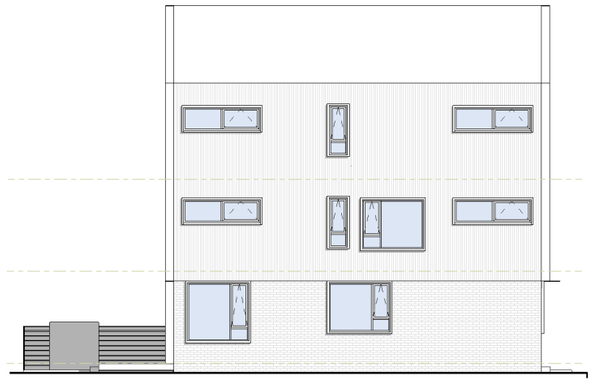
W West Elevation
T34-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
T34-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T34-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T34-01 1 : 100 at A1 · Half Scale at A3

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Typology T34

Elevations

REV

T34-03 **A**

9/10/2026 4:01:35 pm

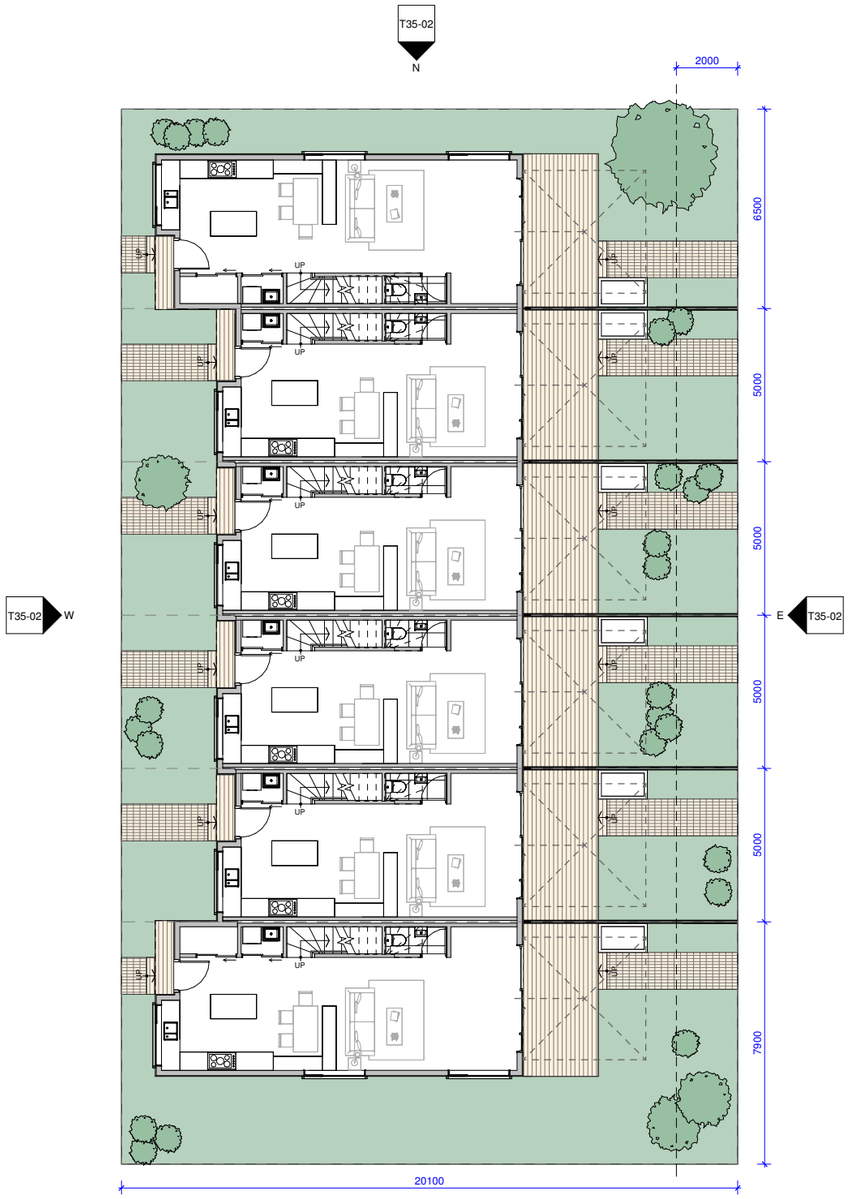
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T35

2 STOREY TOWNHOUSES
4 x TYPICAL UNITS: 2 BEDROOMS
2 x END UNITS: 3 BEDROOMS

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	59 m²
L1-01	57 m²
	116 m²
Unit 02	
GF-02	49 m²
L1-02	47 m²
	95 m²
Unit 03	
GF-03	49 m²
L1-03	47 m²
	95 m²
Unit 04	
GF-04	49 m²
L1-04	47 m²
	95 m²
Unit 05	
GF-05	49 m²
L1-05	47 m²
	95 m²
Unit 06	
GF-06	59 m²
L1-06	57 m²
	116 m²
Total	614 m²

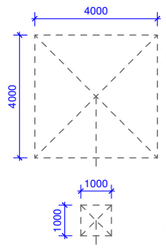


Typology T35 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T35 - 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 ROOM

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology T35

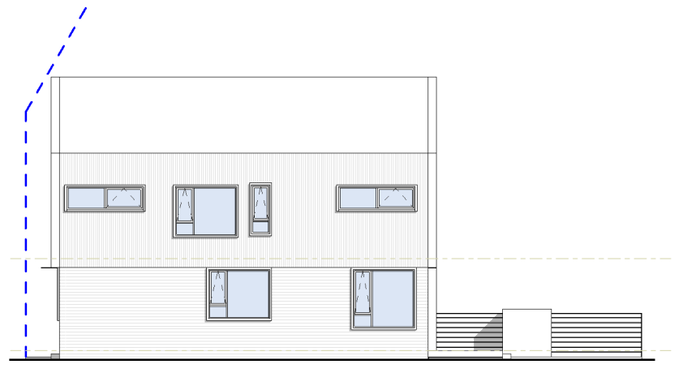
Floor Plans

REV **T35-01** **A**

9/10/2026 4:04:23 pm



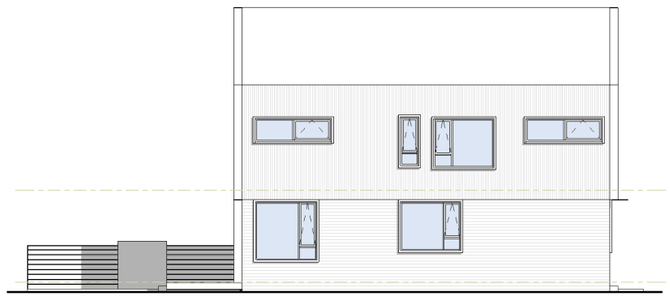
W West Elevation
T35-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
T35-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T35-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T35-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T35

Elevations

REV

T35-02 **A**

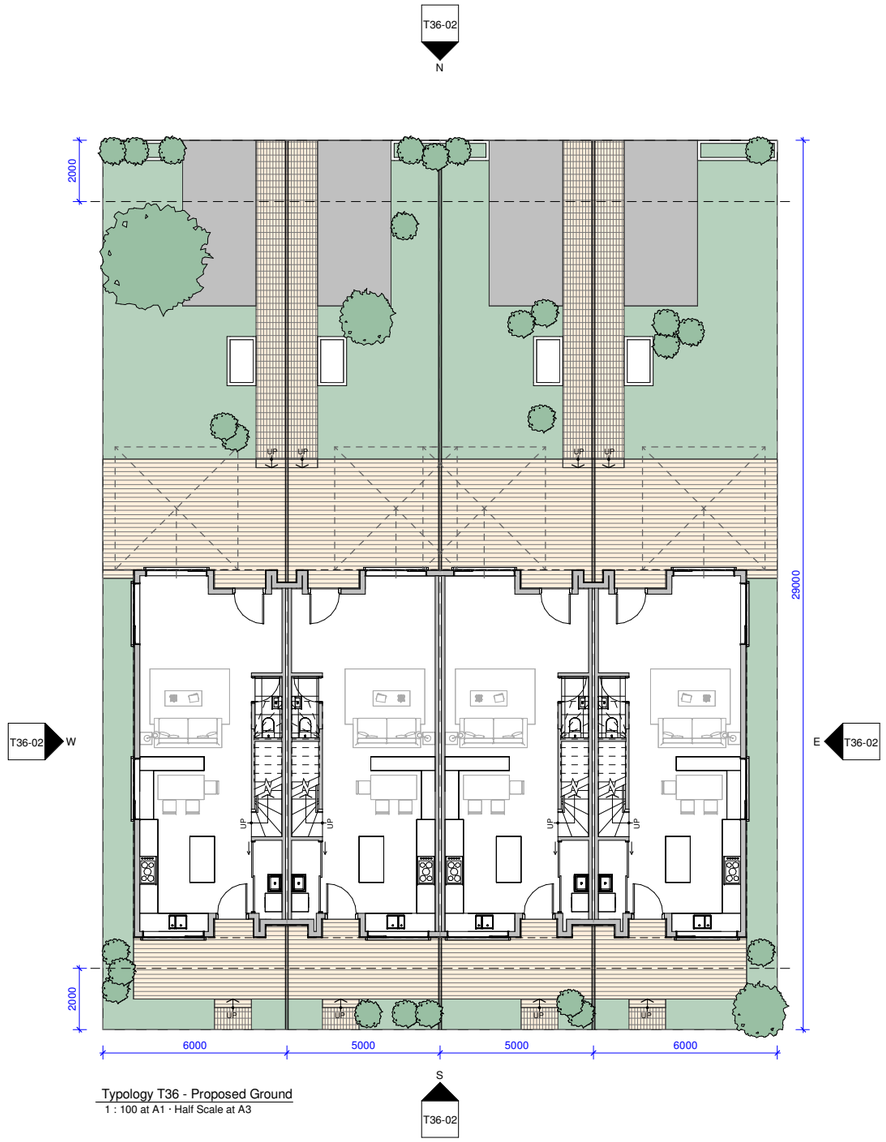
9/10/2026 4:04:24 pm

KĀPITI ROAD DEVELOPMENT

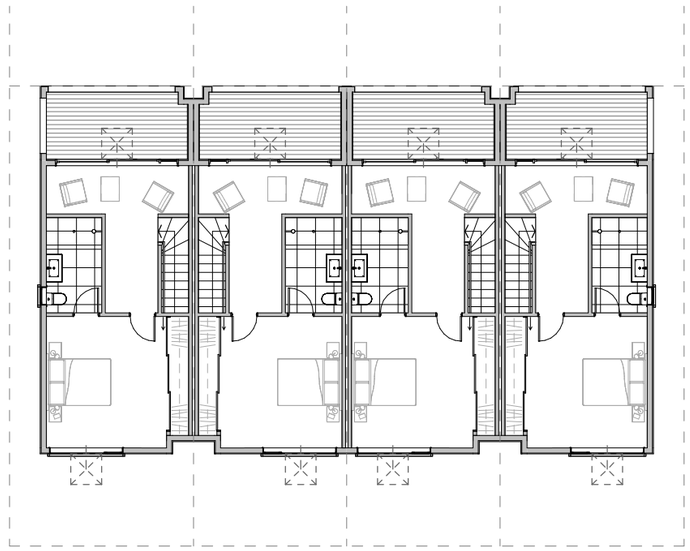
TYPOLOGY: TOWNHOUSE T36

3 STOREY TOWNHOUSES
4 x UNITS: 3 BEDROOMS, 1 CAR SPACE

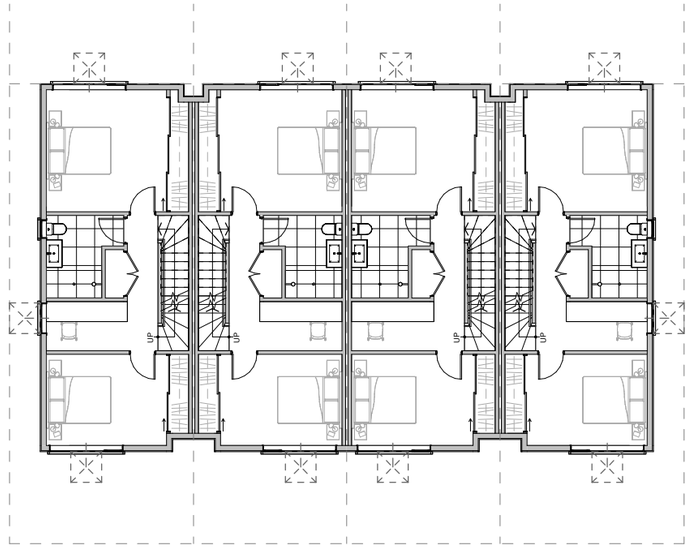
GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	58 m²
L1-01	56 m²
L2-01	45 m²
	158 m²
Unit 02	
GF-02	58 m²
L1-02	56 m²
L2-02	45 m²
	158 m²
Unit 03	
GF-03	58 m²
L1-03	56 m²
L2-03	45 m²
	158 m²
Unit 04	
GF-04	58 m²
L1-04	56 m²
L2-04	45 m²
	158 m²
Total	634 m²



Typology T36 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

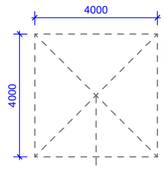


Typology T36 - Proposed Level 2
1 : 100 at A1 · Half Scale at A3



Typology T36 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T36

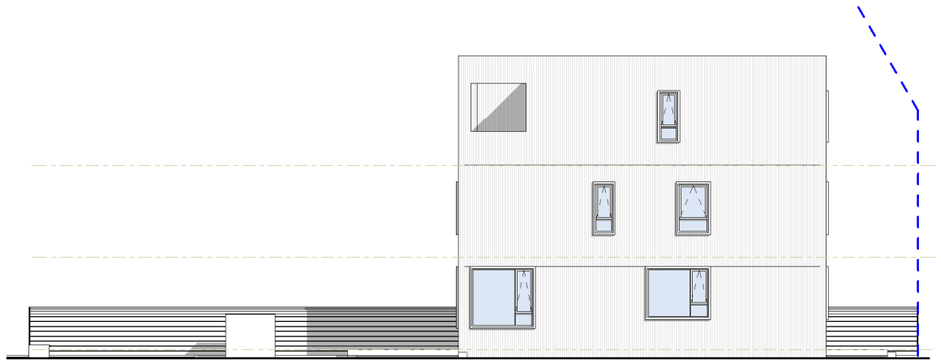
Floor Plans

REV **T36-01** **A**

9/10/2026 4:20:36 pm



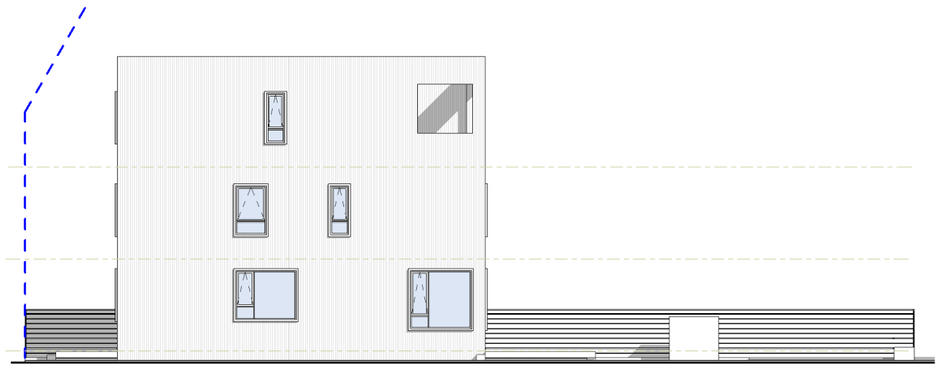
S South Elevation
T36-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
T36-01 1 : 100 at A1 · Half Scale at A3



N North Elevation
T36-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
T36-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology T36

Elevations

REV

T36-02 **A**

9/10/2026 4:20:37 pm

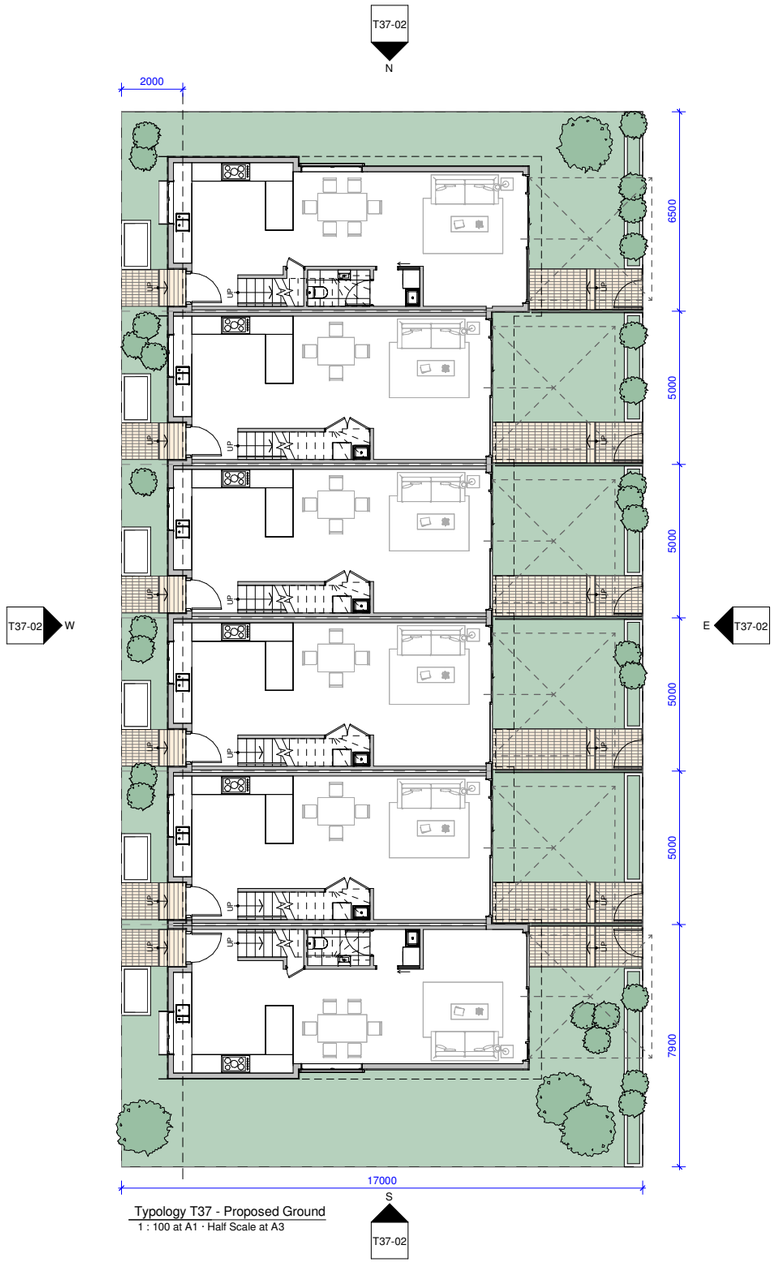
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: TOWNHOUSE T37

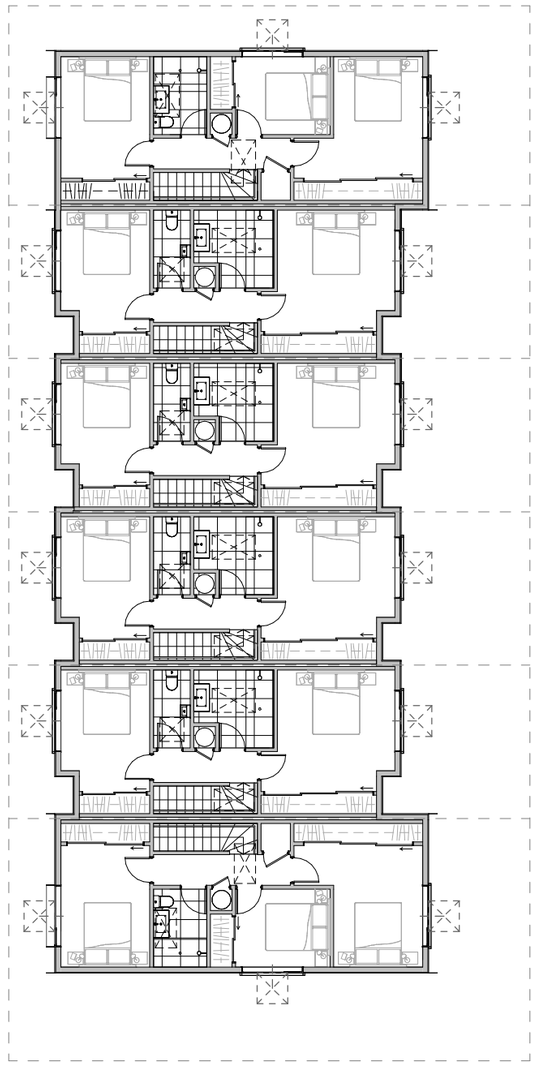
2 STOREY TOWNHOUSES
4x TYPICAL UNITS: 2 BEDROOMS
2x END UNITS: 3 BEDROOMS

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

GROSS FLOOR AREAS	
Level	Area
Unit 01	
GF-01	57 m²
L1-01	57 m²
	114 m²
Unit 02	
GF-02	52 m²
L1-02	52 m²
	104 m²
Unit 03	
GF-03	52 m²
L1-03	52 m²
	104 m²
Unit 04	
GF-04	52 m²
L1-04	52 m²
	104 m²
Unit 05	
GF-05	52 m²
L1-05	52 m²
	104 m²
Unit 06	
GF-06	57 m²
L1-06	58 m²
	115 m²
Total	646 m²

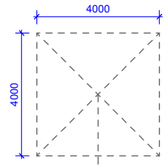


Typology T37 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology T37 - 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 ROOM

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1 : 100 · A1 Half Scale · A3

Typology T37

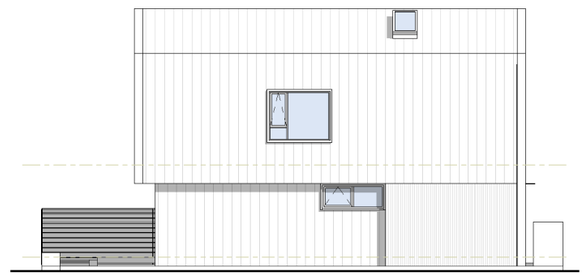
Floor Plans

REV **T37-01** **A**

9/10/2026 4:19:15 pm



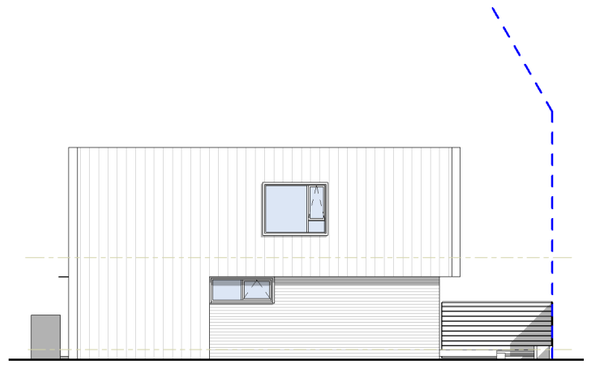
E T37-01 East Elevation
1 : 100 at A1 · Half Scale at A3



N T37-01 North Elevation
1 : 100 at A1 · Half Scale at A3



W T37-01 West Elevation
1 : 100 at A1 · Half Scale at A3



S T37-01 South Elevation
1 : 100 at A1 · Half Scale at A3

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Typology T37

Elevations

REV **T37-02** **A**

9/10/2026 4:19:16 pm