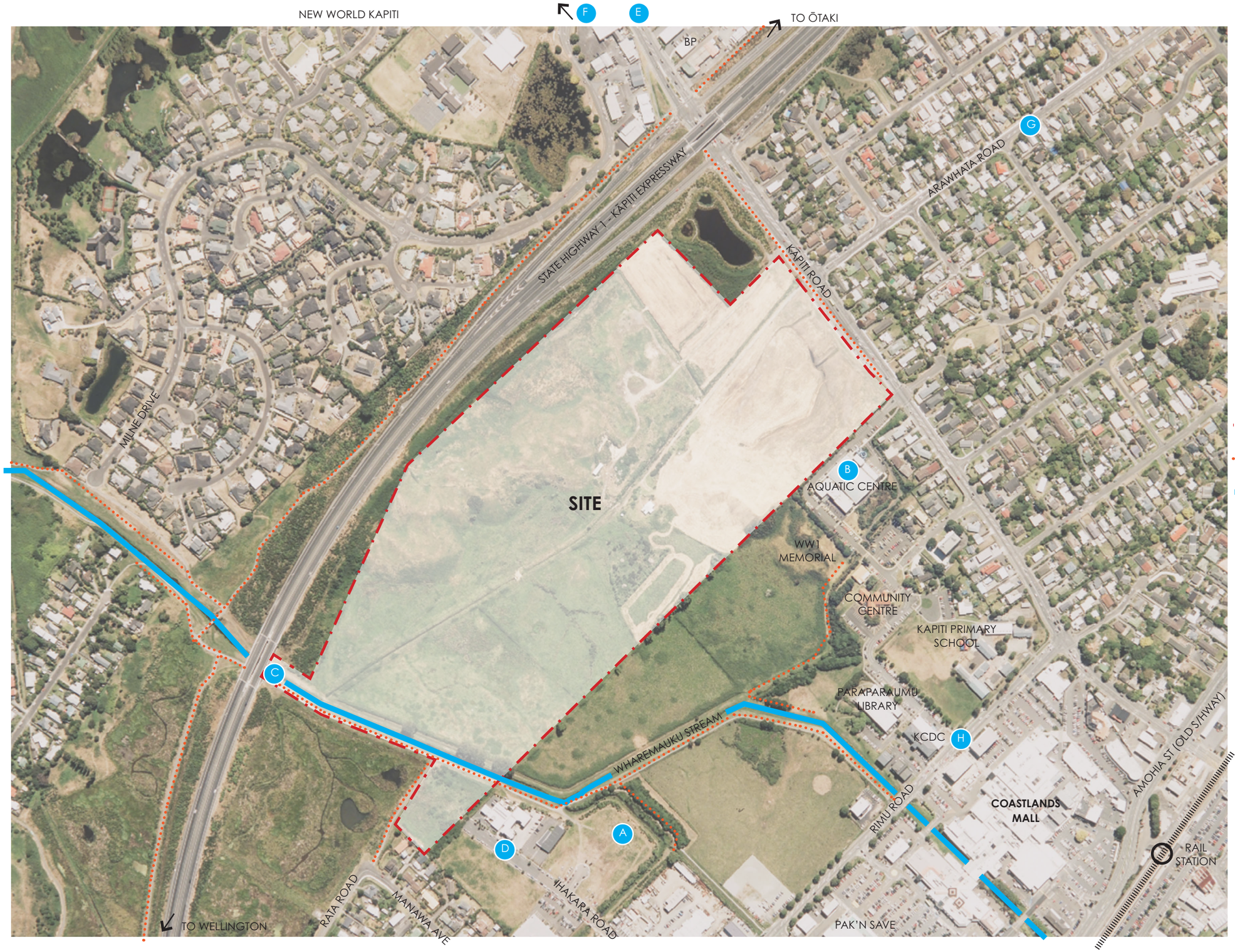
SECTION H | LANDSCAPE ASSESSMENT

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LEGEND

CHARACTER PHOTOS

- A Medium Density Housing - Florian
- B Swimming Pool
- C Road Infrastructure
- D Light Industrial Development
- E Kāpiti Road - existing commercial
- F Beach - existing residential tower
- G Residential development on Arawhata Road
- H Coastlands / KCDC Offices

KEY

- Site Boundary
- Shared path
- Wharemauku Stream

A. LOCATION MAP (SCALE 1:5000 @A3)

CHARACTER PHOTO LOCATIONS



A Medium density housing development, Florian Kāpiti, immediately to the south of the site. There are 64 units in this development with a mix of two and three bedroom townhouses. On the left of this photo is a stormwater management pond and native planting.



B Coastlands Aquatic Centre, 10 Brett Ambler Way. This facility neighbours the site, providing amenity to the residents. There are several community facilities bordering or nearby the site including the public library and council buildings as well as the proposed indoor sports complex.



C The Kāpiti Expressway boarders the northern boundary of the site. Wharemauku Stream and the public trail passes under the expressway at this location providing access to Paraparaumu Beach, Raumati South and the shared path network which runs parallel to the state highway.



D Light industrial development along Ihakara Street that adjoins the site. Further south and southeast are Coastlands Mall, Pak'n'Save and several other large format retail developments all accessed off Rimu Street.

CONTEXT - CHARACTER PHOTOS 1



E Kāpiti Road on the western side of the expressway is characterised by large single and double storey commercial buildings setback from the street frontage to allow for on-site parking and manoeuvring. As shown above, buildings are setback over 10m from the boundary, allowing for angle parking, an aisle and parallel parking. The road corridor is also wide at this location, being over 25m in width



F 380 Kāpiti Road (The Links Apartments) is currently the tallest residential complex on the Kapiti Coast, located at the beach end of Kāpiti Road. It is 14 storeys high, estimated to be ~44m tall, and was built in 1995. The underlying zone of this tower is Town Centre Zone where the maximum height for any Building or structure is 12m.



G Residential development, immediately to the north of the site is typically single storey, detached housing on 800m^2 sections. Although this area is zoned High Density Residential allowing for up to 3 residential units as of right, with a maximum height of 21m, there are almost no examples of any residential intensification occurring.



H View northwest along Iver Trask Place from adjacent to the Council buildings. Commercial development here and around Coastlands is typified by areas of large surface carparking and limited built form addressing the street.

CONTEXT - CHARACTER PHOTOS 2



A. LOCATION MAP (SCALE 1:10,000 @A3)

TO WELLINGTON

VIEWPOINT LOCATIONS

1. View northwest from 3 Manawa Avenue
2. View northwest from Kapiti Expressway
3. View southwest from 94 Kapiti Road
4. View northwest from 51 Kapiti Road
5. View northwest from Kapiti WW1 Soldier's Memorial
6. View west from Iver Trask Place
7. View north from 40 Ihakara St
8. View northwest from 200 Rimu Road
9. View southeast from 22 Milne Road
10. View south from 134 Kapiti Road (corner of Te Roto Drive)
11. View southeast from 299 Kapiti Road (corner of Hurley Rd)
12. View northwest from 45 Panorama Drive

VIEWPOINT LOCATIONS



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 11:10am
Height of 1.70 metres

Coordinates: -40.915913, 174.995725
Distance to proposal site: 0m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

= extent of 50mm equivalent view



B. EXISTING VIEW

VP1 WIDER CONTEXT - VIEW NORTHWEST FROM 3 MANAWA STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 11:10am
Height of 1.70 metres

Coordinates: -40.915913, 174.995725
Distance to proposal site: 0m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP1 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM 3 MANAWA STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 1:06pm
Coordinates: -40.912236, 174.994683
Distance to proposal site: 50-80m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

= extent of 50mm equivalent view



B. EXISTING VIEW

VP2 WIDER CONTEXT - VIEW NORTHWEST FROM KAPITI EXPRESSWAY



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 1:06pm
Coordinates: -40.912236, 174.994683
Distance to proposal site: 50-80m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP2 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM KAPITI EXPRESSWAY



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 1:38pm
Height of 1.70 metres

Coordinates: -40.909998, 175.001012
Distance to proposal site: 0-40m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP3 WIDER CONTEXT - VIEW SOUTHWEST FROM 94 KAPITI ROAD



A. IMAGE LOCATION

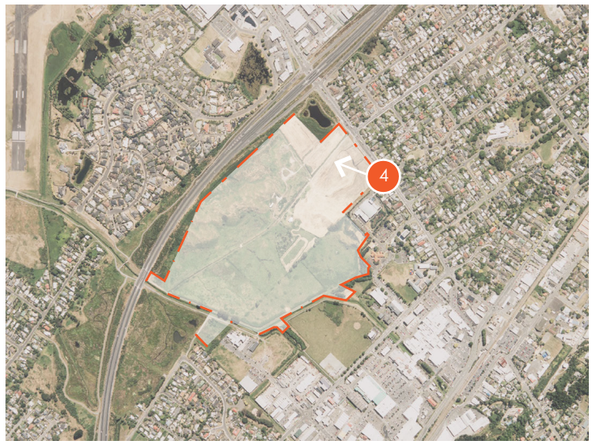
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 1:38pm
Height of 1.70 metres

Coordinates: -40.909998, 175.001012
Distance to proposal site: 0-40m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP3 NATURAL FIELD OF VIEW - VIEW SOUTHWEST FROM 94 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 1:38pm
Height of 1.70 metres

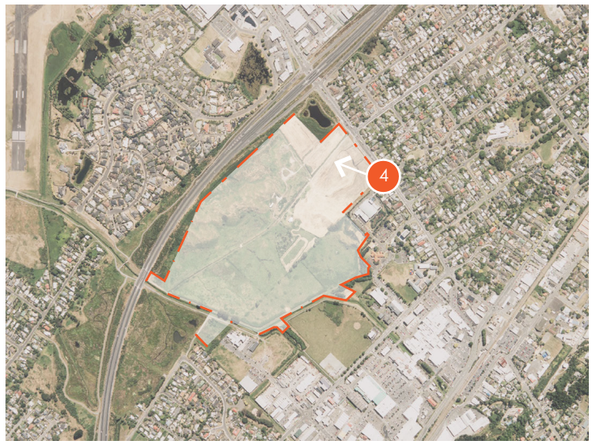
Coordinates: -40.909998, 175.001012
Distance to proposal site: 0-40m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP4 WIDER CONTEXT - VIEW NORTHWEST FROM 51 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 1:38pm
Height of 1.70 metres

Coordinates: -40.909998, 175.001012
Distance to proposal site: 0-40m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP4 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM 51 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 3:44pm
Height of 1.70 metres

Coordinates: -40.913468, 175.001763
Distance to proposal site: 0m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

= extent of 50mm equivalent view



B. EXISTING VIEW

VP5 WIDER CONTEXT - VIEW NORTHWEST FROM KAPITI WW1 SOLDIER'S MEMORIAL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 3:44pm
Height of 1.70 metres

Coordinates: -40.913468, 175.001763
Distance to proposal site: 0m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP5 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM KAPITI WW1 SOLDIER'S MEMORIAL



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 3:39pm
Height of 1.70 metres

Coordinates: -40.915339, 175.000327
Distance to proposal site: 0m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

= extent of 50mm equivalent view



B. EXISTING VIEW

VP6 WIDER CONTEXT - VIEW WEST FROM IVER TRASK PLACE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 3:39pm
Height of 1.70 metres

Coordinates: -40.915518, 174.999917
Distance to proposal site: 0m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP6 NATURAL FIELD OF VIEW - VIEW WEST FROM IVER TRASK PLACE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 3:38pm
Height of 1.70 metres

Coordinates: -40.916520, 174.997645
Distance to proposal site: 40m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP7 WIDER CONTEXT - VIEW NORTH FROM 40 IHAKARA STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 3:38pm
Height of 1.70 metres

Coordinates: -40.916455, 174.997606
Distance to proposal site: 40m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP7 NATURAL FIELD OF VIEW - VIEW NORTH FROM 40 IHAKARA STREET



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 3:26pm
Height of 1.70 metres

Coordinates: -40.917000, 175.002253
Distance to proposal site: 350m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP8 WIDER CONTEXT - VIEW NORTHWEST FROM 200 RIMU ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 3:26pm
Height of 1.70 metres

Coordinates: -40.917000, 175.002253
Distance to proposal site: 350m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm

SITE



B. EXISTING VIEW

VP8 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM 200 RIMU ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 12:58pm
Height of 1.70 metres

Coordinates: -40.909179, 174.993810
Distance to proposal site: 350m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP9 WIDER CONTEXT - VIEW SOUTHEAST FROM 22 MILNE DRIVE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 12:58pm
Height of 1.70 metres

Coordinates: -40.909179, 174.993810
Distance to proposal site: 350m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP9 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM 22 MILNE DRIVE



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 01:27pm
Height of 1.70 metres

Coordinates: -40.906013, 174.997602
Distance to proposal site: 450-550m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view

APPROXIMATE LOCATION OF SITE



B. EXISTING VIEW

VP10 WIDER CONTEXT - VIEW SOUTH FROM 134 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 01:27pm
Height of 1.70 metres

Coordinates: -40.906013, 174.997602
Distance to proposal site: 450-550m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm

APPROXIMATE LOCATION OF SITE



B. EXISTING VIEW

VP10 NATURAL FIELD OF VIEW - VIEW SOUTH FROM 134 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 01:27pm
Height of 1.70 metres

Coordinates: -40.897091, 174.986851
Distance to proposal site: 1750m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view



B. EXISTING VIEW

VP11 WIDER CONTEXT - VIEW SOUTHEAST FROM 299 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 01:27pm
Height of 1.70 metres

Coordinates: -40.897091, 174.986851
Distance to proposal site: 1750m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP11 NATURAL FIELD OF VIEW - VIEW SOUTHEAST FROM 299 KAPITI ROAD



A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 16mm ≈ 24mm full frame equivalent
Date: 11th September 2026 at 10:35am
Height of 1.70 metres

Coordinates: -40.924794, 175.001659
Distance to proposal site: 900-1000m
Horizontal Field of View: 73.7°
Vertical Field of View: 20°
Recommended Viewing Distance at A3: 290mm

— — — = extent of 50mm equivalent view

12

KAPITI ISLAND

APPROXIMATE LOCATION OF SITE

B. EXISTING VIEW

VP12 WIDER CONTEXT - VIEW NORTHWEST FROM 45 PANORAMA DRIVE



12

A. IMAGE LOCATION

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Single frame photo
Focal length: 35mm ≈ 52mm full frame equivalent
Date: 11th September 2026 at 10:35am
Height of 1.70 metres

Coordinates: -40.924794, 175.001659
Distance to proposal site: 900-1000m
Horizontal Field of View: 37°
Vertical Field of View: 10°
Recommended Viewing Distance at A3: 290mm



B. EXISTING VIEW

VP12 NATURAL FIELD OF VIEW - VIEW NORTHWEST FROM 45 PANORAMA DRIVE