*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

APARTMENT & MIXED USE 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:

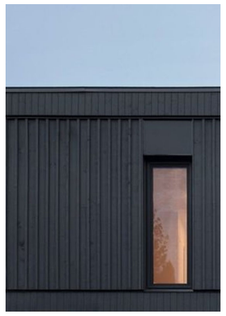
APARTMENT
Typology Reference
A1
A2
A3
A4
A5

MIXED USE
Typology Reference
M1
M2
M3
M4
M7
M8

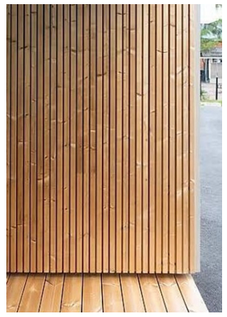
APARTMENT AND MIXED USE TYPOLOGIES: MATERIALS BOARD



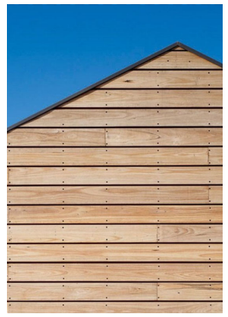
Vertical shiplap timber,
Natural oil finish.



Timber battens over board,
Painted dark tones.



Vertical shiplap timber - fine,
Natural oil finish.



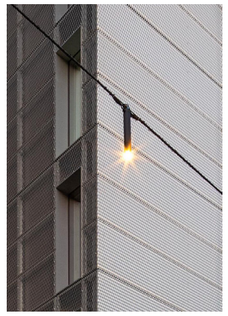
Timber weatherboards,
Natural oil finish.



Timber weatherboard,
Light stain oil finish.



Vertical timber battens,
Natural oil finish.



Expanded mesh
Anodised finish



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



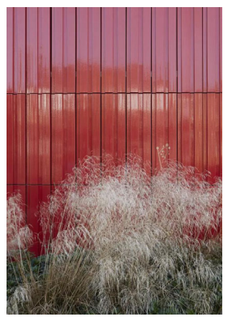
Standing seam metal cladding,
Factory applied finish in dark grey tones.



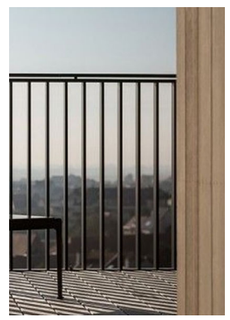
Folded Prefinished metal
Warm colours



Large format pre finished metal unitised
panel system



Coloured Ceramic tiles



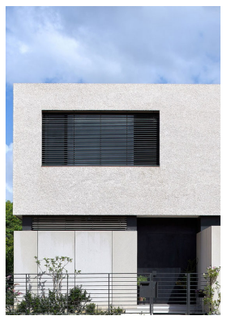
Metal balustrade,
Urethane acrylic paint finish, black.



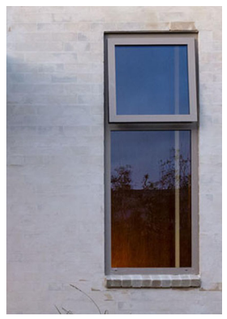
Metal balustrade,
Factory applied finish Kapiti Gold



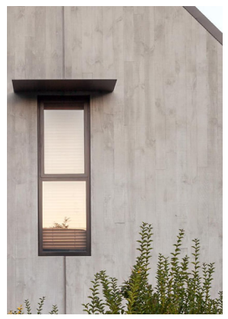
Brick,
Light tones.



Cement render,
Light tones.



Brick Veneer



Precast Concrete
Natural finish



Textured brick,
Painted white.



Small format terracotta inserts
contained in large format panels



Timber sun screen,
Natural oil finish.

NOTES:

KEY:

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A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kāpiti Road, Paraparaumu

Materials Board - Apartments and Mixed Use

@ A1

23-03

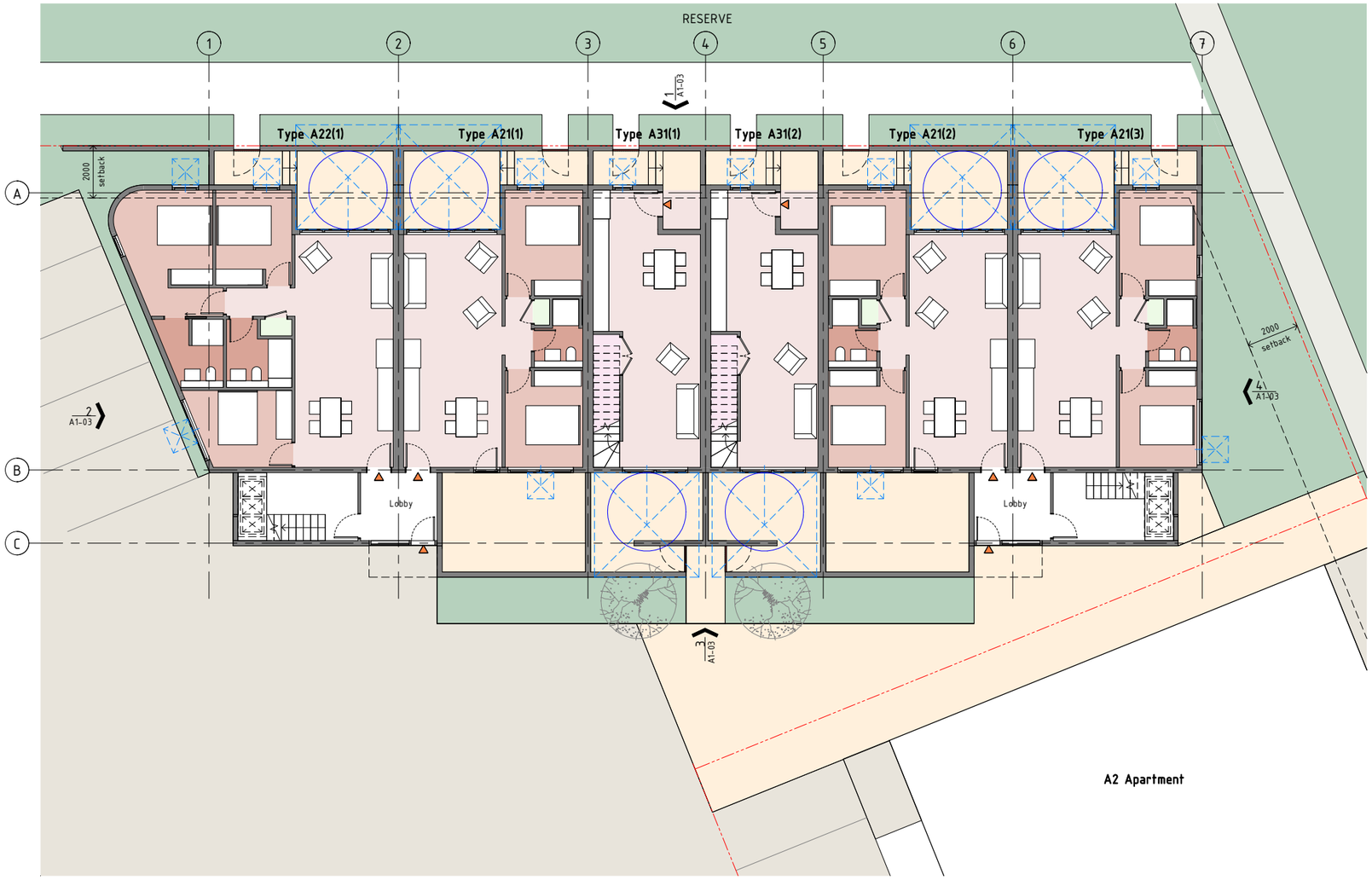
A0-A

KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT BLOCK TYPE A1

12 APARTMENTS
2 TOWNHOUSES

HILL PRECINCT
PART 2 - A1.11

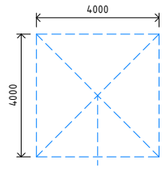


1 Apartment A1 - Ground
1 : 100

Typology Gross Building Floor Areas

Level	Area	Notes
Ground	6.6 m²	Balcony
Area	6.6 m²	
Ground	22.4 m²	
Ground	22.4 m²	
Level 1	22.4 m²	
Level 1	22.4 m²	
Level 2	22.4 m²	
Level 2	22.4 m²	
Stairwell (common property)	134.4 m²	
Ground	73.2 m²	
Type A21(1)	73.2 m²	
Ground	73.2 m²	
Ground	6.6 m²	Balcony
Type A21(2)	79.8 m²	
Ground	6.6 m²	Balcony
Ground	73.2 m²	
Type A21(3)	79.8 m²	
Level 1	73.2 m²	
Level 1	6.6 m²	Balcony
Type A21(4)	79.8 m²	
Level 1	73.2 m²	
Level 1	6.6 m²	Balcony
Type A21(5)	79.8 m²	
Level 1	6.6 m²	Balcony
Level 1	73.2 m²	
Type A21(6)	79.8 m²	
Level 2	6.6 m²	Balcony
Level 2	73.2 m²	
Type A21(7)	79.8 m²	
Level 2	73.2 m²	
Level 2	6.6 m²	Balcony
Type A21(8)	79.8 m²	
Level 2	6.6 m²	Balcony
Level 2	73.2 m²	
Type A21(9)	79.8 m²	
Ground	97.8 m²	
Ground	6.6 m²	Balcony
Type A22(1)	104.4 m²	
Level 1	97.8 m²	
Level 1	6.6 m²	Balcony
Type A22(2)	104.4 m²	
Level 2	97.8 m²	
Level 2	6.6 m²	Balcony
Type A22(3)	104.4 m²	
Ground	46.2 m²	
Level 1	48.6 m²	
Level 2	33.5 m²	
Type A31(1)	128.2 m²	
Ground	46.2 m²	
Level 1	48.6 m²	
Level 2	33.5 m²	
Type A31(2)	128.2 m²	
	1422.0 m²	

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

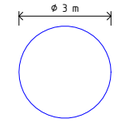


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY 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

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

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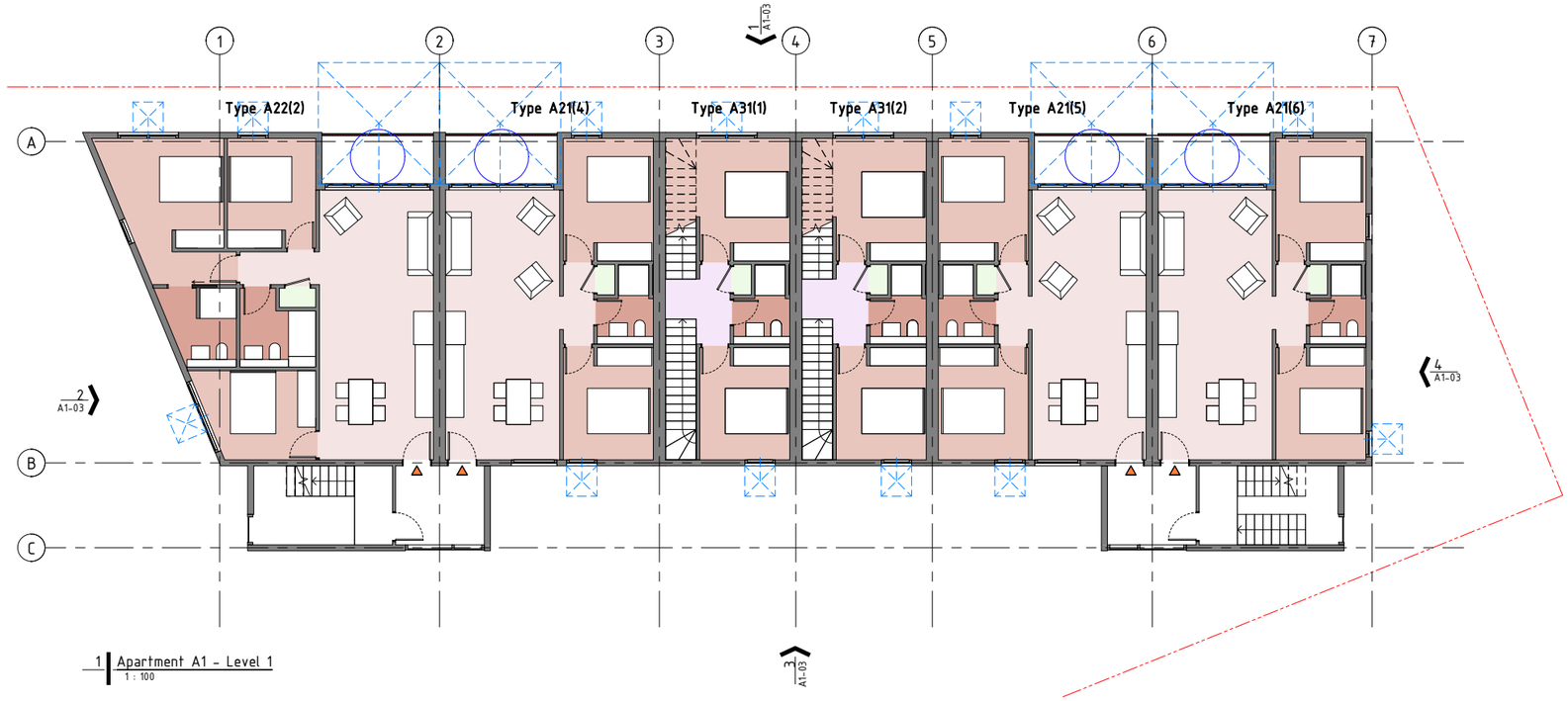
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

A1 Ground Floor Plan

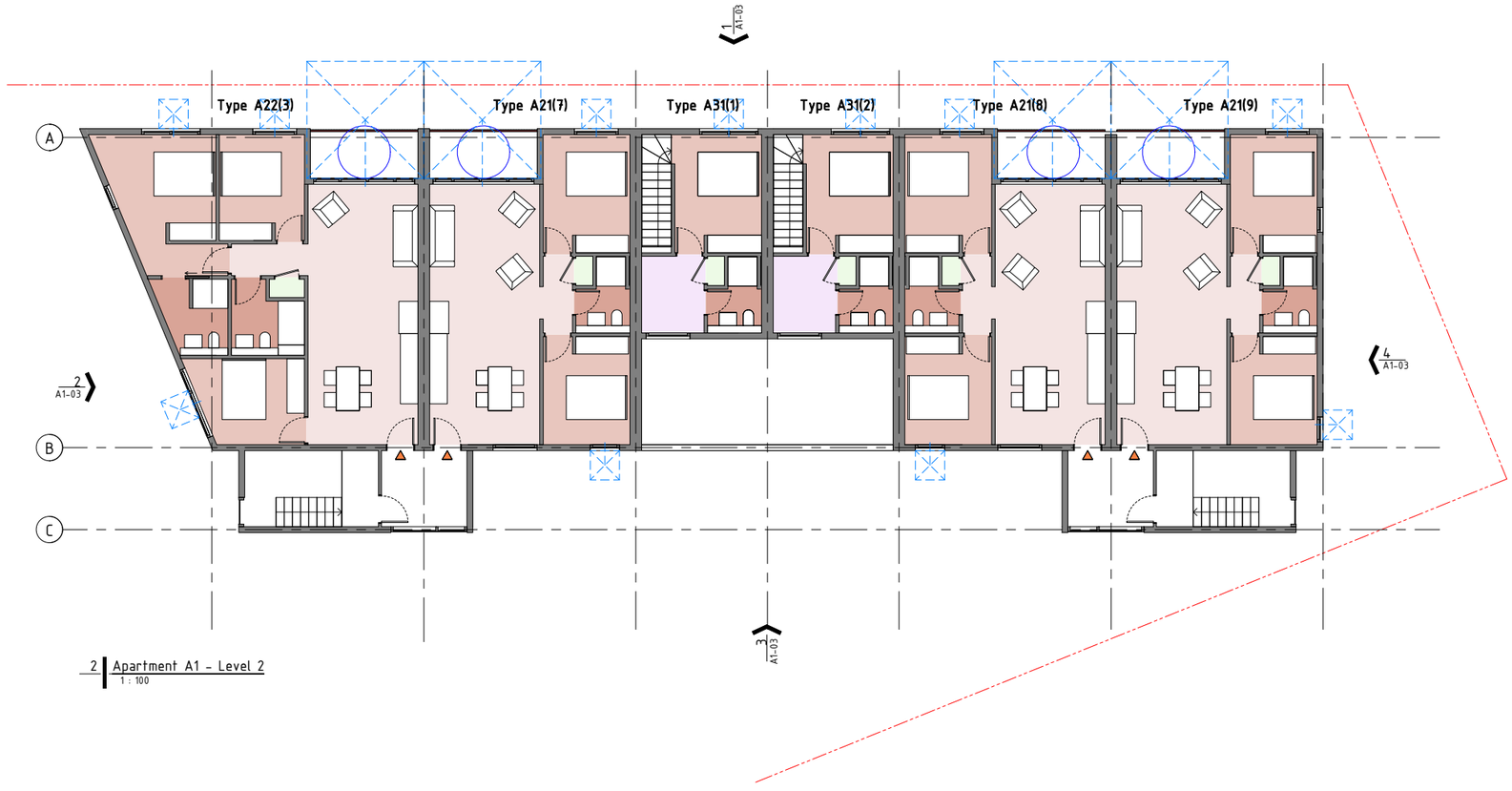
1 : 100 @ A1

23-03

A1-01-A



1 Apartment A1 - Level 1
1 : 100



2 Apartment A1 - Level 2
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

A1 Upper Level Plans

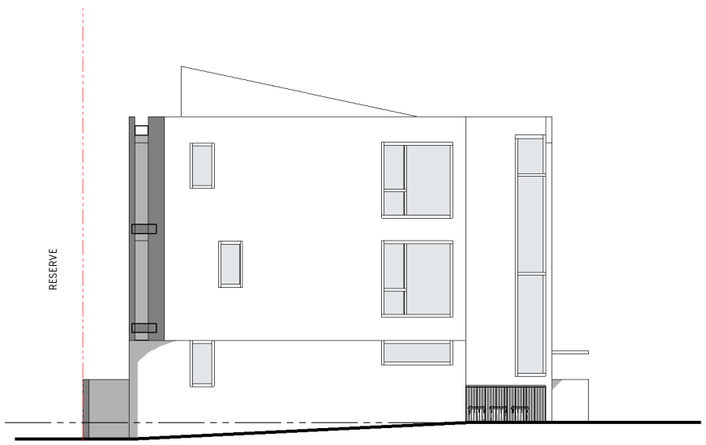
1 : 100 @ A1

23-03

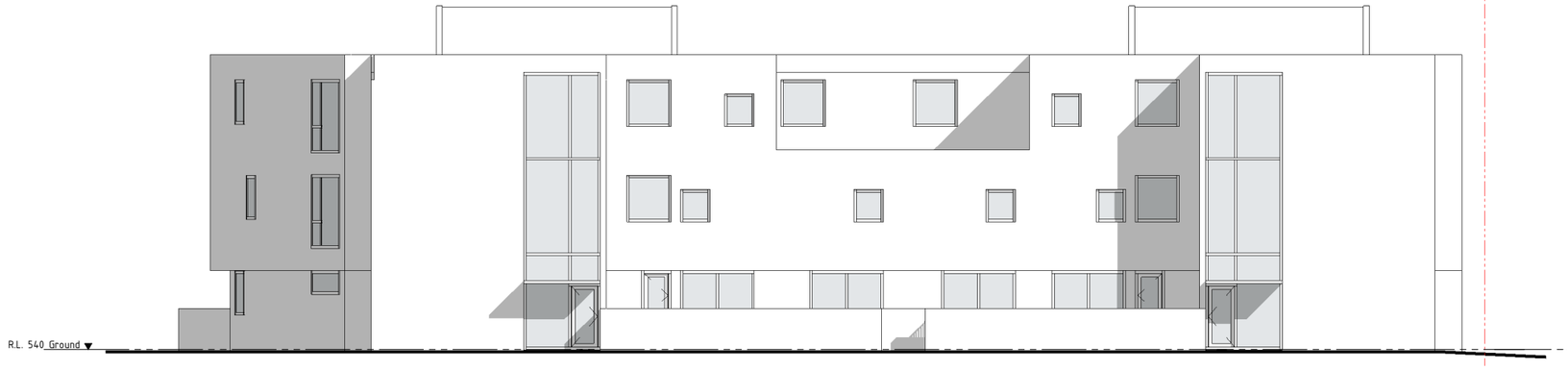
A1-02-A



1 A1-01 North East Elevation
1 : 100



2 A1-01 North West Elevation
1 : 100



3 A1-01 South West Elevation
1 : 100

4 A1-01 South East Elevation
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

A1 Elevations

1 : 100 @ A1

23-03

A1-03-A

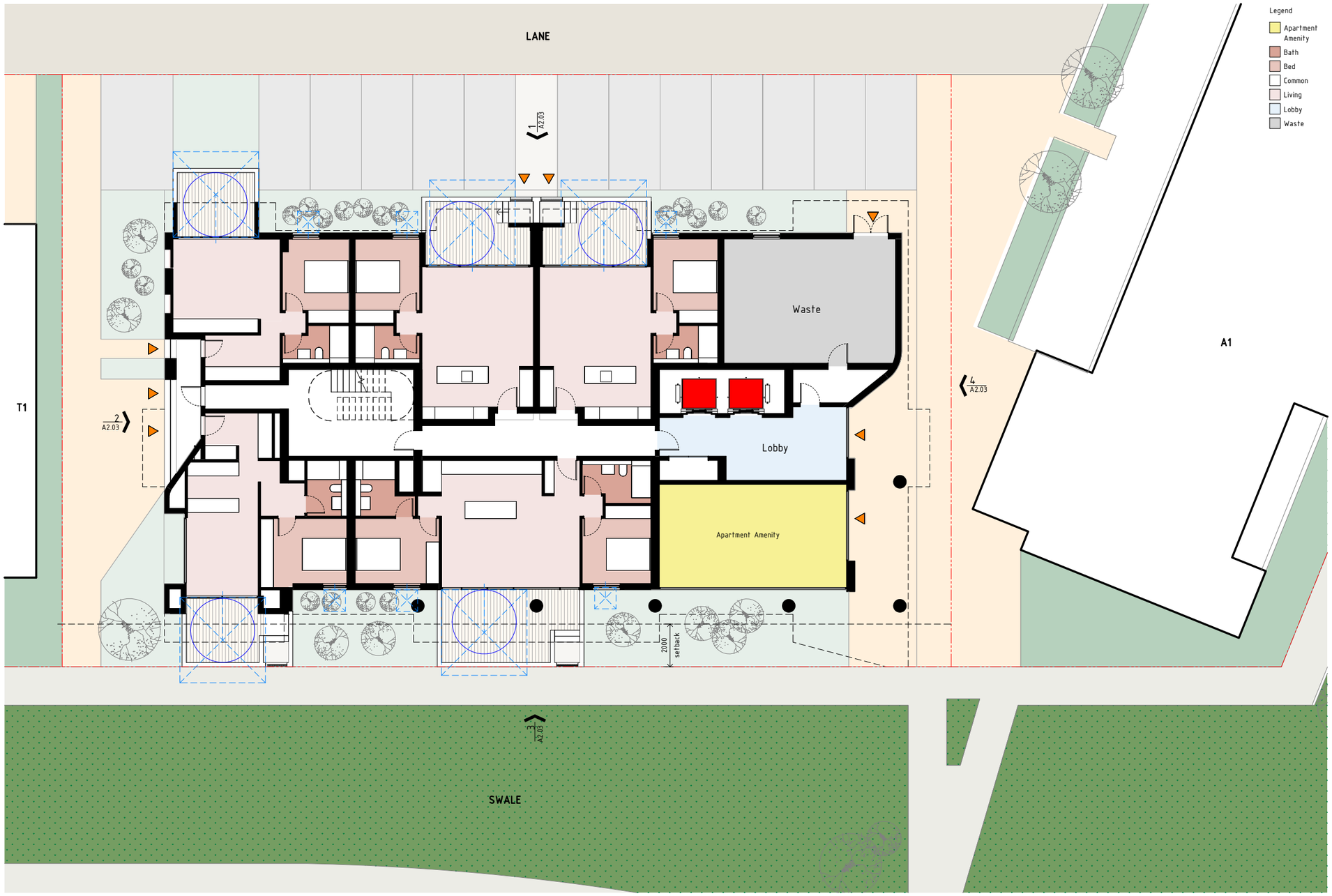
KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT A2

35 APARTMENTS

HILL PRECINCT

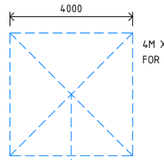
PART 2 - A1.11



Legend

- Apartment Amenity
- Bath
- Bed
- Common
- Living
- Lobby
- Waste

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

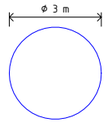


4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM



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

1 Apartment A2 - Ground
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Apartment A2 - Floor Plans

1 : 100 @ A1

23-03

A2.01-A

Area Schedule (GFA)			
Name	Space Type	Apt Type	Area
Ground			
A0.1	Deck		3.3 m²
A0.1	Deck		6.4 m²
			9.7 m²
A0.2	Deck		23.8 m²
			23.8 m²
A.03	Deck		15.3 m²
			15.3 m²
A.04	Deck		15.9 m²
			15.9 m²
A.05	Deck		7.4 m²
			7.4 m²
Apt 0.01	1 Bed	(A2) 01-06	60.8 m²
			60.8 m²
Apt 0.02	2 Bed	(A2) 02-07	82.3 m²
			82.3 m²
Apt 0.03	1 Bed	(A2) 01-05	60.0 m²
			60.0 m²
Apt 0.04	1 Bed	(A2) 01-05	59.8 m²
			59.8 m²
Apt 0.05	1 Bed	(A2) 01-07	53.8 m²
			53.8 m²
Community	Community		45.1 m²
			45.1 m²
Ground	Common		112.3 m²
Ground	Common		51.0 m²
			163.4 m²
Ground			597.1 m²
Level 1			
Apt 1.01	2 Bed	B2.01	79.9 m²
			79.9 m²
Apt 1.02	1 Bed	B1.03	59.7 m²
Apt 1.02	Balcony	B1.03	8.2 m²
			68.0 m²
Apt 1.03	1 Bed	B1.03	59.7 m²
Apt 1.03	Balcony	B1.03	8.2 m²
			68.0 m²
Apt 1.04	2 Bed	B2.01	79.9 m²
			79.9 m²
Apt 1.05	1 Bed	B1.01	61.2 m²
Apt 1.05	Balcony	B1.01	7.3 m²
			68.5 m²
Apt 1.06	1 Bed	B1.02	58.7 m²
Apt 1.06	Balcony	B1.02	7.5 m²
			66.2 m²
Apt 1.07	1 Bed	B1.02	58.7 m²
Apt 1.07	Balcony	B1.02	7.5 m²
			66.2 m²
Apt 1.08	1 Bed	B1.01	61.2 m²
Apt 1.08	Balcony	B1.01	7.3 m²
			68.5 m²
Level 01	Common		95.8 m²
			95.8 m²
Level 1			660.9 m²
Level 2			
Apt 2.01	2 Bed	B2.01	79.9 m²
			79.9 m²
Apt 2.02	1 Bed	B1.03	59.7 m²
Apt 2.02	Balcony	B1.03	8.2 m²
			68.0 m²
Apt 2.03	1 Bed	B1.03	59.7 m²
Apt 2.03	Balcony	B1.03	8.2 m²
			68.0 m²
Apt 2.04	2 Bed	B2.01	79.9 m²
			79.9 m²
Apt 2.05	1 Bed	B1.01	61.2 m²
Apt 2.05	Balcony	B1.01	7.3 m²
			68.5 m²
Apt 2.06	1 Bed	B1.02	58.7 m²
Apt 2.06	Balcony	B1.02	7.5 m²
			66.2 m²
Apt 2.07	1 Bed	B1.02	58.7 m²
Apt 2.07	Balcony	B1.02	7.5 m²
			66.2 m²
Apt 2.08	1 Bed	B1.01	61.2 m²
Apt 2.08	Balcony	B1.01	7.3 m²
			68.5 m²
Level 02	Common		95.8 m²
			95.8 m²
Level 2			660.9 m²

Area Schedule (GFA)			
Name	Space Type	Apt Type	Area
Level 3			
Apt 3.01	3 Bed	B3.01	116.4 m²
Apt 3.01	Balcony	B3.01	7.3 m²
Apt 3.01	Balcony	B3.01	14.9 m²
			138.5 m²
Apt 3.02	2 Bed	B2.02	82.0 m²
Apt 3.02	Balcony	B2.02	10.1 m²
Apt 3.02	Balcony	B2.02	10.1 m²
			102.1 m²
Apt 3.03	2 Bed	B2.02	82.0 m²
			82.0 m²
Apt 3.04	2 Bed	B2.03	92.1 m²
Apt 3.04	Balcony	B2.03	7.3 m²
Apt 3.04	Balcony	B2.03	10.9 m²
			110.3 m²
Apt 3.05	2 Bed	B2.04	77.7 m²
Apt 3.05	Balcony	B2.04	7.5 m²
			85.2 m²
Apt 3.06	1 Bed	B1.02	58.7 m²
Apt 3.06	Balcony	B1.02	7.5 m²
			66.2 m²
Level 03	Common		95.8 m²
			95.8 m²
Level 3			680.1 m²
Level 4			
Apt 4.01	3 Bed	B3.01	116.4 m²
Apt 4.01	Balcony	B3.01	7.3 m²
Apt 4.01	Balcony	B3.01	14.9 m²
			138.5 m²
Apt 4.02	2 Bed	B2.02	82.0 m²
Apt 4.02	Balcony	B2.02	10.1 m²
			92.0 m²
Apt 4.03	2 Bed	B2.02	82.0 m²
Apt 4.03	Balcony	B2.02	10.1 m²
			92.0 m²
Apt 4.04	2 Bed	B2.03	92.1 m²
Apt 4.04	Balcony	B2.03	7.3 m²
Apt 4.04	Balcony	B2.03	10.9 m²
			110.3 m²
Apt 4.05	2 Bed	B2.04	77.7 m²
Apt 4.05	Balcony	B2.04	8.4 m²
			86.1 m²
Apt 4.06	1 Bed	B1.02	58.7 m²
Apt 4.06	Balcony	B1.02	8.4 m²
			67.1 m²
Level 04	Common		95.8 m²
			95.8 m²
Level 4			682.0 m²
Level 5			
Apt 5.01	3 Bed	B3.02	135.6 m²
Apt 5.01	Balcony	B3.02	7.3 m²
Apt 5.01	Balcony	B3.02	10.9 m²
			153.8 m²
Apt 5.02	2 Bed	B2.06	117.7 m²
Apt 5.02	Balcony	B2.06	10.7 m²
Apt 5.02	Balcony	B2.06	7.6 m²
			135.9 m²
Apt 5.03	3 Bed	B3.02	129.7 m²
Apt 5.03	Balcony	B3.02	7.3 m²
Apt 5.03	Balcony	B3.02	17.0 m²
			153.9 m²
Apt 5.04	1 Bed	B1.02	58.7 m²
Apt 5.04	Balcony	B1.02	7.5 m²
			66.2 m²
Apt 5.05	1 Bed	B1.02	58.7 m²
Apt 5.05	Balcony	B1.02	7.5 m²
			66.2 m²
Level 05	Common		88.3 m²
			88.3 m²
Level 5			664.4 m²



1 A2.03 Apartment A2 - Typical Levels 1-5
1 : 100

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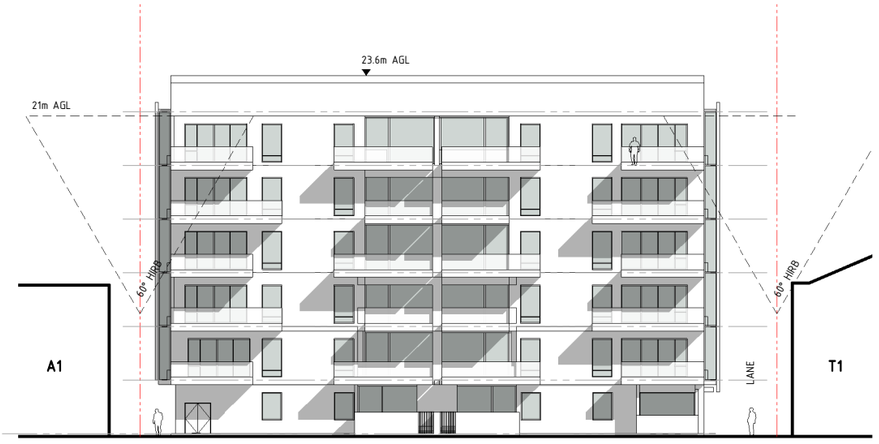
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

Apartment A2 - Floor Plans

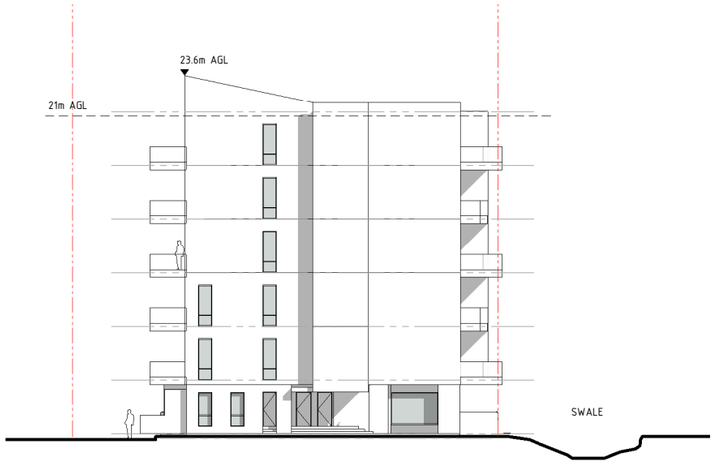
1 : 100 @ A1

23-03

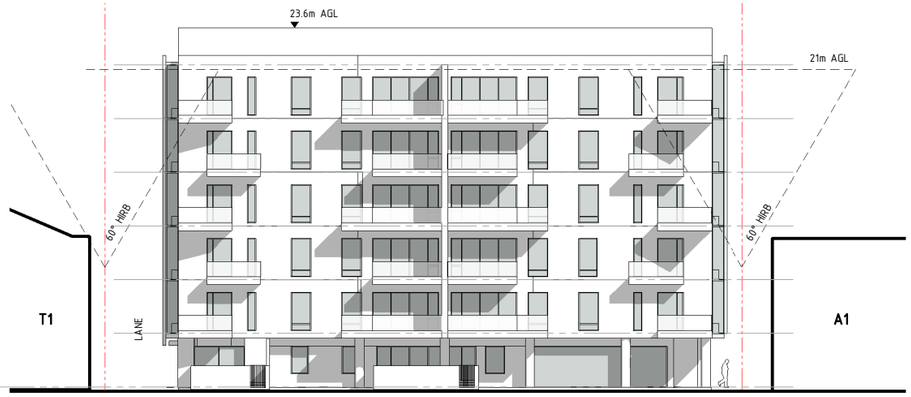
A2.02-A



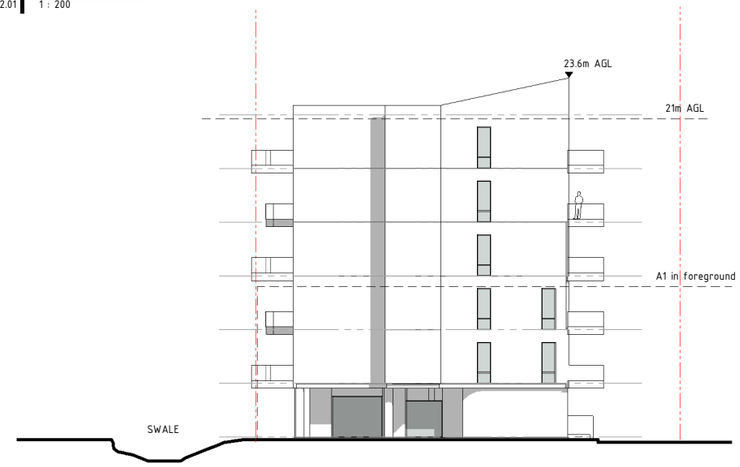
1 A2.01 West Elevation
1 : 200



2 A2.01 South Elevation
1 : 200



3 A2.01 East Elevation
1 : 200



4 A2.01 North Elevation
1 : 200

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

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

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WELLINGTON 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

Apartment A2 Elevations

1 : 200 @ A1

23-03

A2.03-A

KĀPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT A3

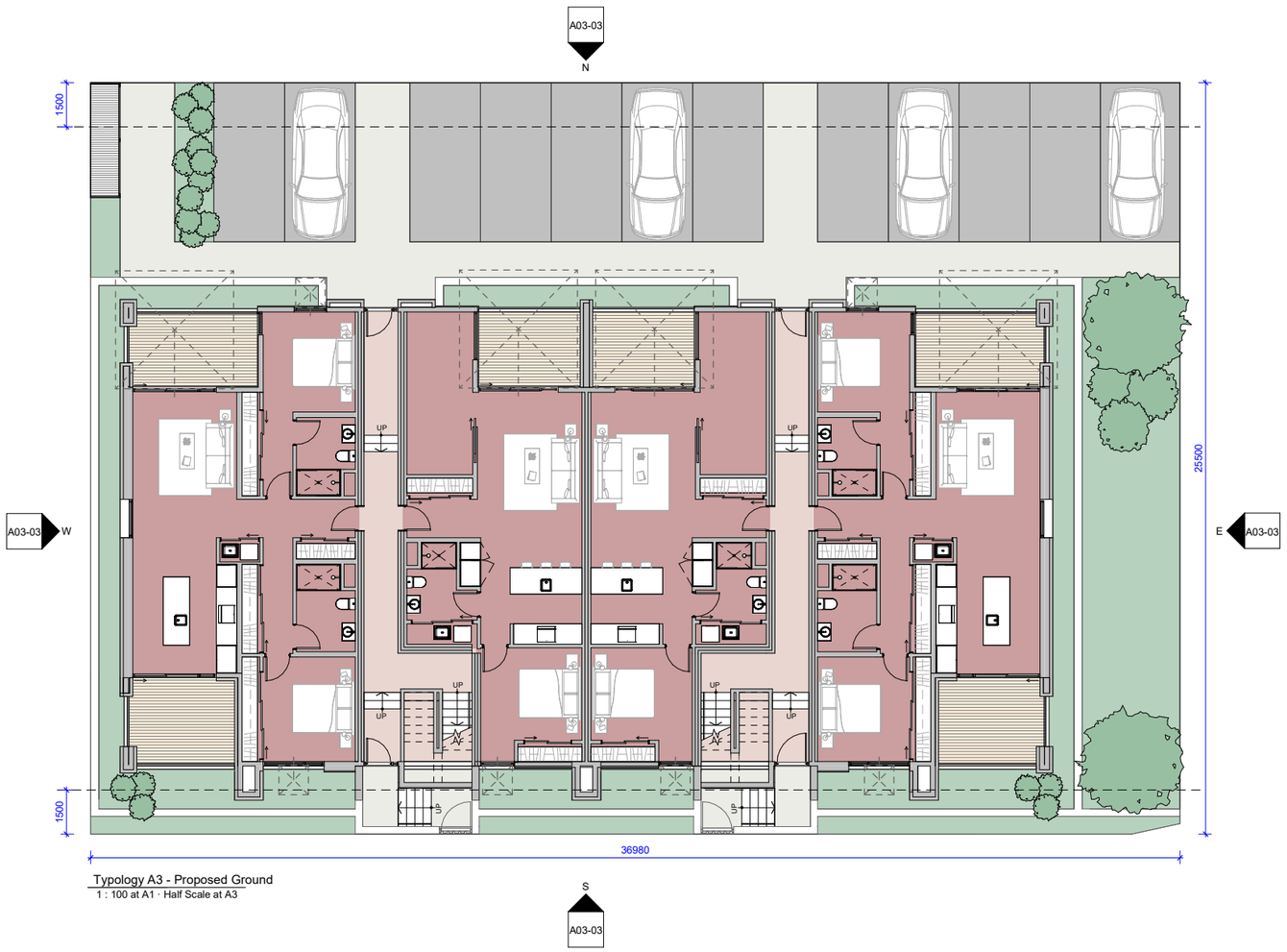
3 STOREY WALK-UPS
4 x GROUND FLOOR UNITS, 1-2 BEDROOMS, 1 CAR SPACE
8 x UNITS, 2 BEDROOMS, 1 CAR SPACE

GROSS FLOOR AREAS

Level	Area
Common Area	
GF-00	41 m²
GF-00	42 m²
L1-00	24 m²
L1-00	24 m²
L2-00	23 m²
L2-00	24 m²
Residential Unit	
GF-01	102 m²
GF-02	77 m²
GF-03	76 m²
GF-04	102 m²
L1-05	103 m²
L1-06	86 m²
L1-07	86 m²
L1-08	103 m²
L2-09	103 m²
L2-10	86 m²
L2-11	86 m²
L2-12	103 m²
Total	1290 m²

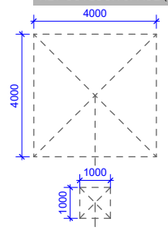
LOCATIONS

Lot No.
Lot 404



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

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

AREA LEGEND

COMMON AREAS

APARTMENTS

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1 : 100 · A1 Half Scale · A3

Typology A3

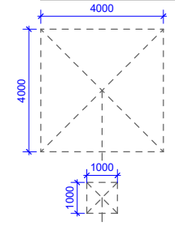
Floor Plans

26008 | REV

A03-01 | **A**

14/10/2026 10:10:22 am

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

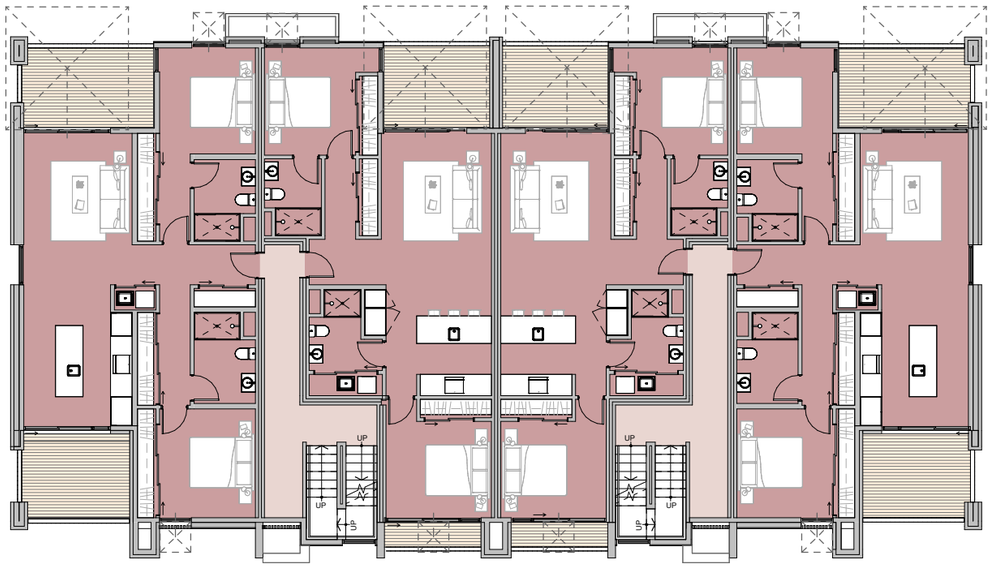
1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

AREA LEGEND

COMMON AREAS

APARTMENTS

A03-03
N

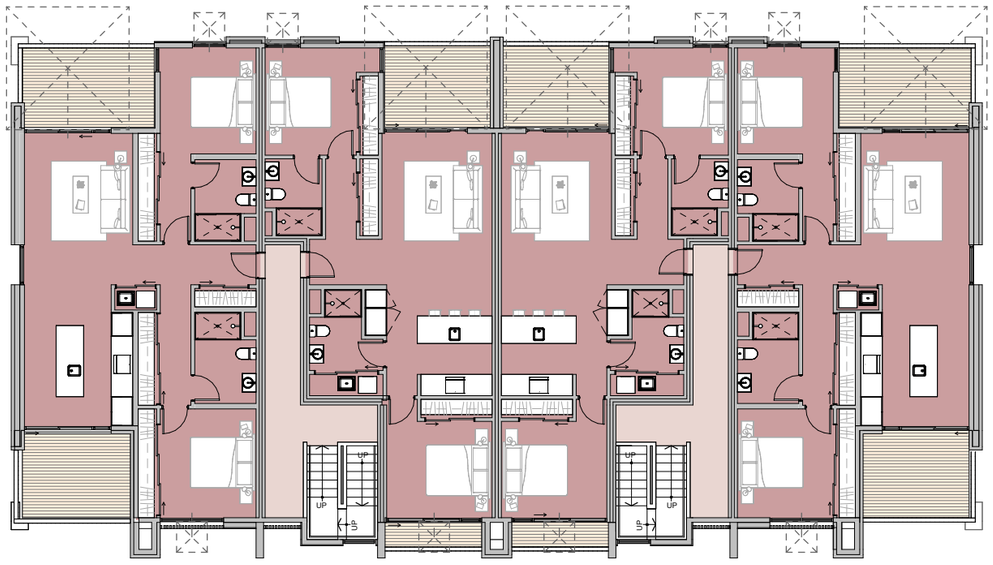


A03-03 W

S
A03-03

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

A03-03
N



S
A03-03

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

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1 : 100 · A1 Half Scale · A3

Typology A3

Floor Plans

26008 | REV

A03-02 | **A**

14/10/2026 10:10:25 am



N North Elevation
A03-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
A03-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
A03-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
A03-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology A3

Elevations

26008 | REV

A03-03 | **A**

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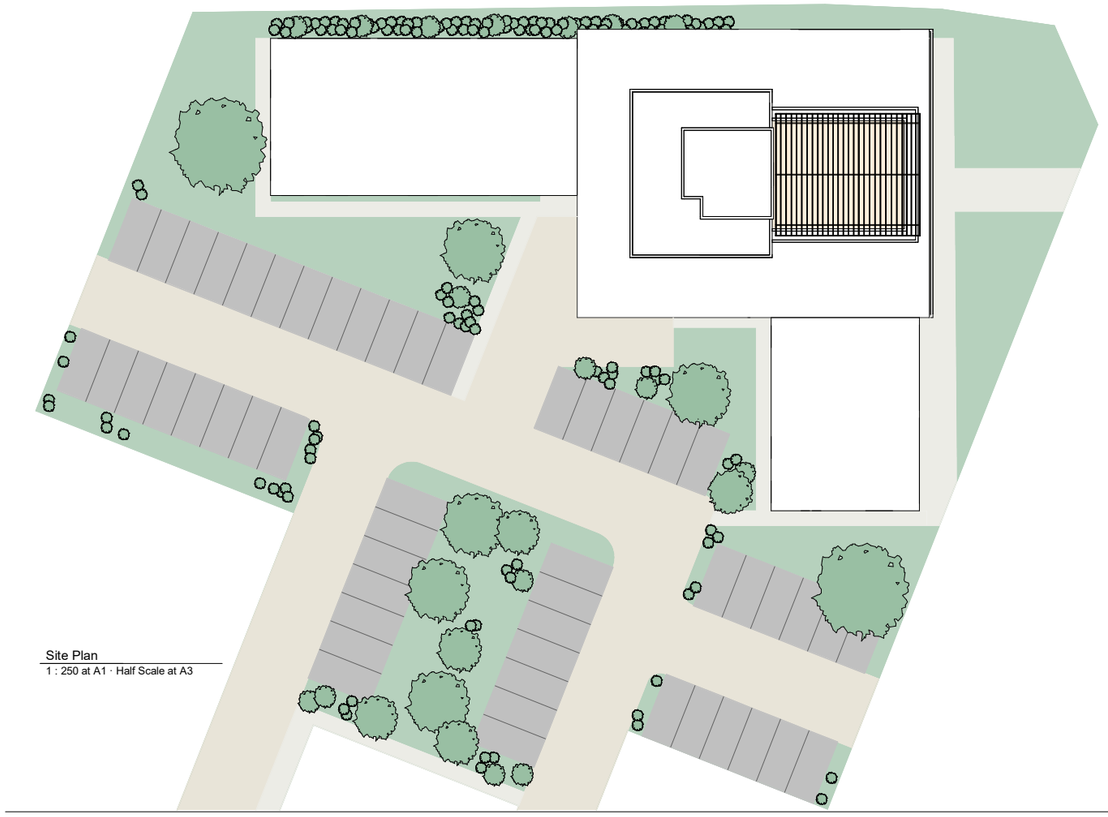
KĀPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT A4, Lot No. 403

LEVEL	QTY	APARTMENTS	QTY	COMMERCIAL/ OTHER
ROOF	1	ROOF TERRACE	1	PLANT
			1	LIFT MACHINE ROOM
LEVEL 6				
	2	1 BEDROOM		
	2	2 BEDROOM		
	2	3 BEDROOM		
LEVEL 5				
	2	1 BEDROOM		
	2	2 BEDROOM		
	2	3 BEDROOM		
LEVEL 4				
	2	1 BEDROOM		
	2	2 BEDROOM		
	2	3 BEDROOM		
LEVEL 3				
	2	1 BEDROOM		
	2	2 BEDROOM		
	2	3 BEDROOM		
LEVEL 2				
	8	1 BEDROOM	14	STORAGE UNITS
	3	2 BEDROOM		
LEVEL 1				
	8	1 BEDROOM	14	STORAGE UNITS
	3	2 BEDROOM		
GROUND				
	3	1 BEDROOM	3	RETAIL
	1	2 BEDROOM	1	CAFE
			1	RUBBISH ROOM
			1	BIKE STORE
TOTAL APTS	27	1 BEDROOM		
	15	2 BEDROOM		
	8	3 BEDROOM		
	50			

GROSS FLOOR AREAS		
Level	Comments	Area
Ground		
GF-00	Common Area	291 m²
GF-A01	1 Bedroom	72 m²
GF-A02	1 Bedroom	72 m²
GF-A03	1 Bedroom	72 m²
GF-A04	2 Bedrooms	93 m²
GF-C01	Retail/Cafe	131 m²
GF-C02	Retail	75 m²
GF-C03	Retail	87 m²
GF-C04	Retail	87 m²
		979 m²
Level 1		
L1-00	Common Area	179 m²
L1-A05	1 Bedroom	80 m²
L1-A06	1 Bedroom	72 m²
L1-A07	1 Bedroom	73 m²
L1-A08	1 Bedroom	71 m²
L1-A09	2 Bedrooms	83 m²
L1-A10	2 Bedrooms	85 m²
L1-A11	1 Bedroom	55 m²
L1-A12	1 Bedroom	89 m²
L1-A13	1 Bedroom	71 m²
L1-A14	1 Bedroom	71 m²
L1-A15	2 Bedrooms	93 m²
		1022 m²
Level 2		
L2-00	Common Area	179 m²
L2-A16	1 Bedroom	80 m²
L2-A17	1 Bedroom	72 m²
L2-A18	1 Bedroom	73 m²
L2-A19	1 Bedroom	71 m²
L2-A20	2 Bedrooms	83 m²
L2-A21	2 Bedrooms	85 m²
L2-A22	1 Bedroom	55 m²
L2-A23	1 Bedroom	89 m²
L2-A24	1 Bedroom	71 m²
L2-A25	1 Bedroom	71 m²
L2-A26	2 Bedrooms	93 m²
		1022 m²

GROSS FLOOR AREAS		
Level	Comments	Area
Level 3		
L3-00	Common Area	31 m²
L3-A27	3 Bedrooms	115 m²
L3-A28	3 Bedrooms	115 m²
L3-A29	1 Bedroom	60 m²
L3-A30	2 Bedrooms	90 m²
L3-A31	2 Bedrooms	90 m²
L3-A32	1 Bedroom	61 m²
		562 m²
Level 4		
L4-00	Common Area	31 m²
L4-A33	3 Bedrooms	115 m²
L4-A34	3 Bedrooms	115 m²
L4-A35	1 Bedroom	60 m²
L4-A36	2 Bedrooms	90 m²
L4-A37	2 Bedrooms	90 m²
L4-A38	1 Bedroom	61 m²
		562 m²
Level 5		
L5-00	Common Area	31 m²
L5-A39	3 Bedrooms	115 m²
L5-A40	3 Bedrooms	115 m²
L5-A41	1 Bedroom	60 m²
L5-A42	2 Bedrooms	90 m²
L5-A43	2 Bedrooms	90 m²
L5-A44	1 Bedroom	61 m²
		562 m²
Level 6		
L6-00	Core/Common Area	31 m²
L6-A45	3 Bedrooms	115 m²
L6-A46	3 Bedrooms	115 m²
L6-A47	1 Bedroom	60 m²
L6-A48	2 Bedrooms	90 m²
L6-A49	2 Bedrooms	90 m²
L6-A50	1 Bedroom	61 m²
		562 m²
Total		5272 m²



Site Plan
1 : 250 at A1 · Half Scale at A3







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As indicated · A1 Half Scale · A3

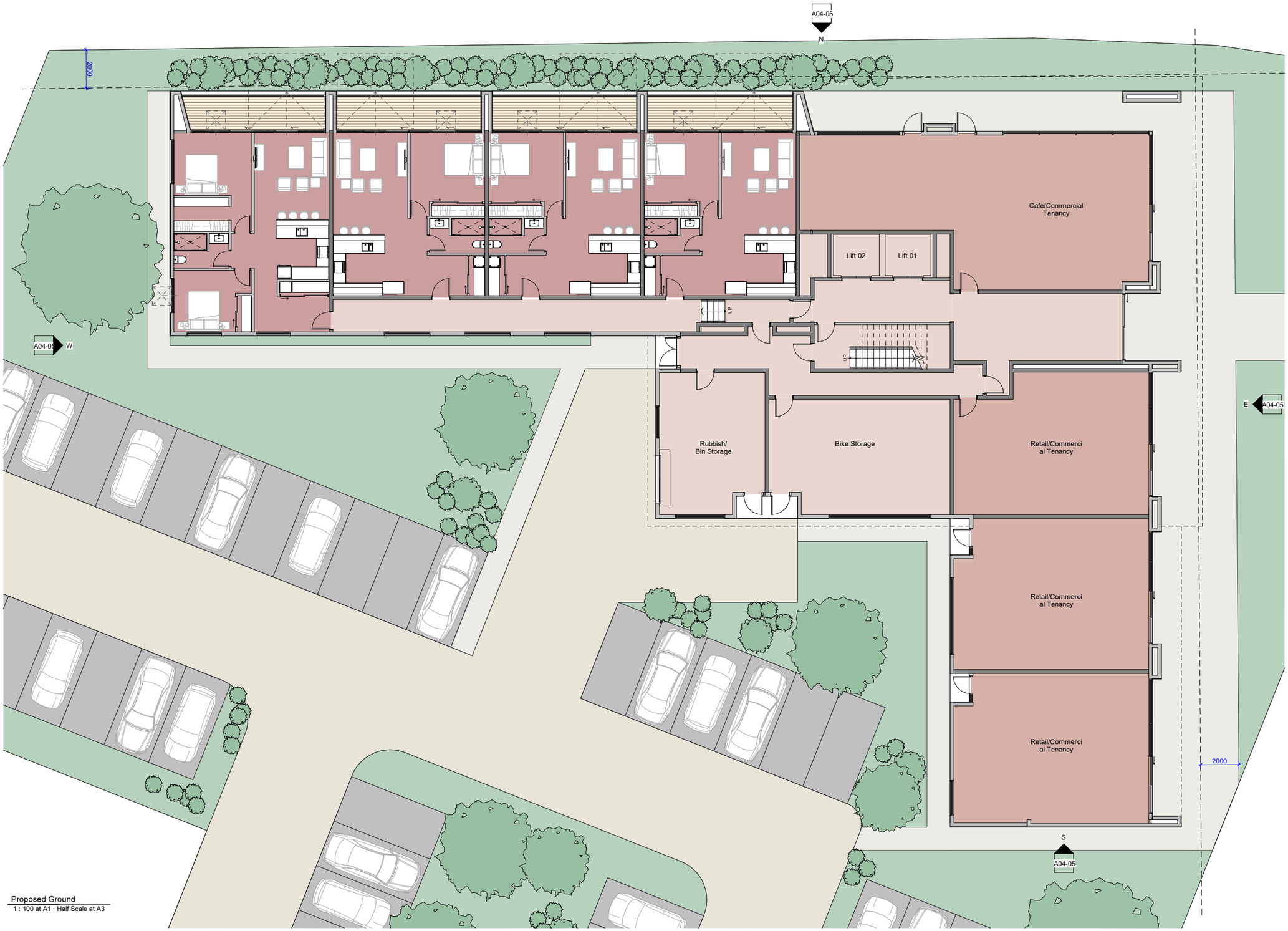
Typology A4

Cover

26008 REV

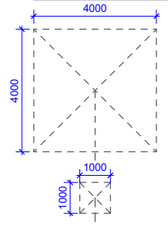
A04-01 **A**

14/10/2026 10:57:18 am



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

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOMS

AREA LEGEND

- COMMON AREAS
- APARTMENTS
- COMMERCIAL / RETAIL

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1 : 100 · A1 Half Scale · A3

Typology A4

Ground Floor Plan

26008 | REV

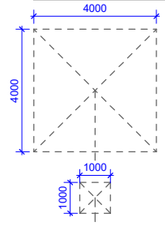
A04-02 | **A**

14/10/2026 10:57:24 am



Proposed Level 1 and 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 ROOMS

AREA LEGEND

- COMMON AREAS
- APARTMENTS
- COMMERCIAL / RETAIL

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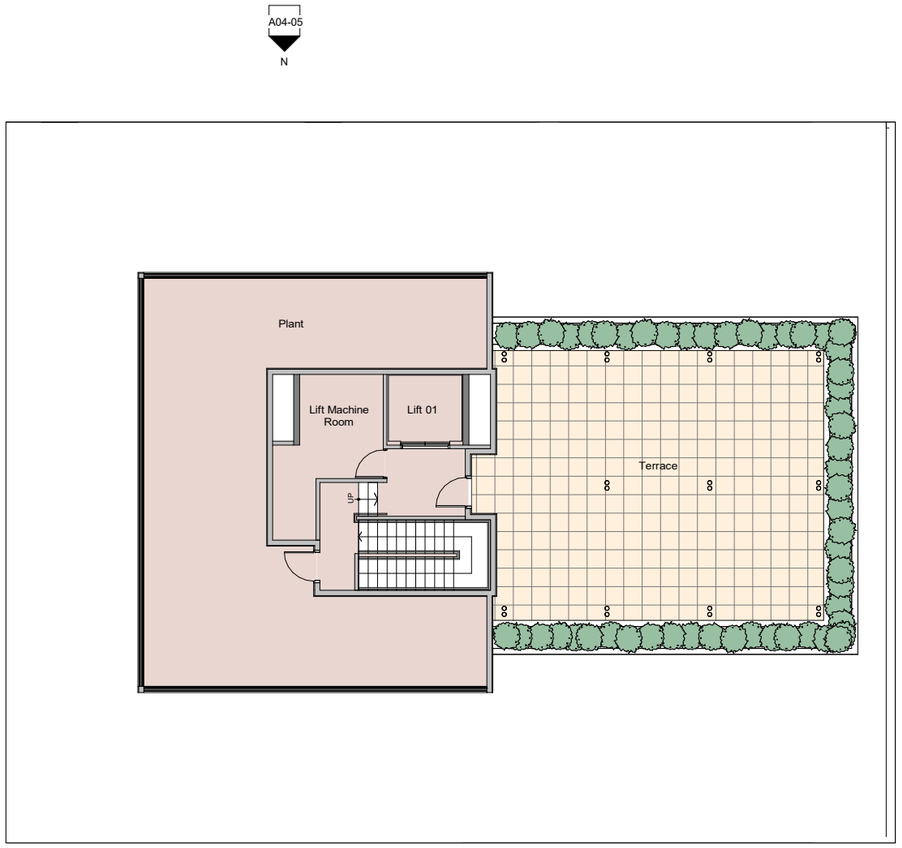
Typology A4

Floor Plans

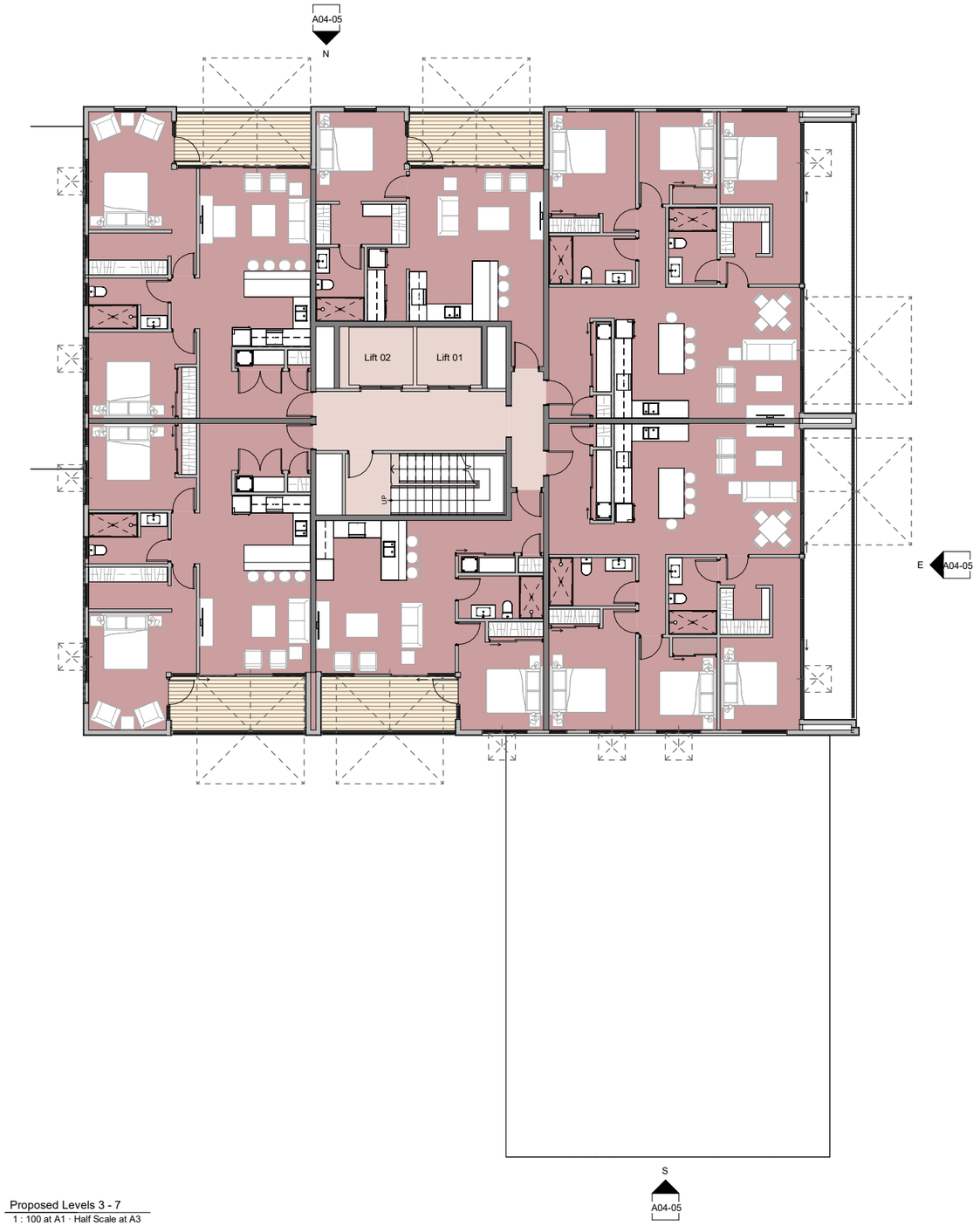
26008 | REV

A04-03 | **A**

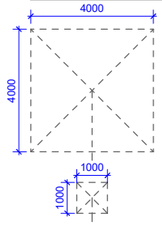
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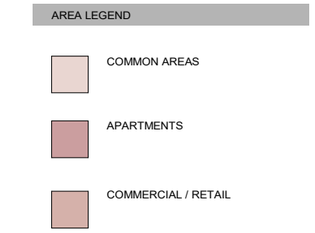


Proposed Roof Plan
1 : 100 at A1 · Half Scale at A3



Proposed Levels 3 - 7
1 : 100 at A1 · Half Scale at A3





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1 : 100 · A1 Half Scale · A3

N

Typology A4

Floor Plans

26008 | REV

A04-04 | **A**

14/10/2026 10:57:31 am



E East Elevation
A04-02 1 : 250 at A1 · Half Scale at A3



N North Elevation
A04-02 1 : 250 at A1 · Half Scale at A3



W West Elevation
A04-02 1 : 250 at A1 · Half Scale at A3



S South Elevation
A04-02 1 : 250 at A1 · Half Scale at A3

MATERIALS

- CLADDING TYPE 1
  135MM VERTICAL TIMBER SHIPLAP
- CLADDING TYPE 2
  VERTICAL METAL PROFILE
- CLADDING TYPE 3
  65MM VERTICAL TIMBER SHIPLAP
- CLADDING TYPE 4
  PLASTERED BLOCK
- WINDOW AND DOORS
  BLACK ANODISED ALUMINIUM

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As indicated · A1 Half Scale · A3

Typology A4

Elevations

26008 | REV

A04-05 | **A**

14/10/2026 10:57:37 am

KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT BLOCK TYPE A5

12 APARTMENTS

2 TOWNHOUSES

IHAKARA ST PRECINCT

A1.09



1 Apartment A5 - Ground
1 : 100

WASTE MANAGEMENT ZONE

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 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	6.6 m²	Balcony
Area	6.6 m²	
Ground	22.4 m²	
Ground	22.4 m²	
Level 1	22.4 m²	
Level 1	22.4 m²	
Level 2	22.4 m²	
Level 2	22.4 m²	
Stairwell (common property)	134.4 m²	
Ground	73.2 m²	
Type A21(1)	73.2 m²	
Ground	73.2 m²	
Ground	6.6 m²	Balcony
Type A21(2)	79.8 m²	
Ground	6.6 m²	Balcony
Ground	73.2 m²	
Type A21(3)	79.8 m²	
Level 1	73.2 m²	
Level 1	6.6 m²	Balcony
Type A21(4)	79.8 m²	
Level 1	73.2 m²	
Level 1	6.6 m²	Balcony
Type A21(5)	79.8 m²	
Level 1	6.6 m²	Balcony
Level 1	73.2 m²	
Type A21(6)	79.8 m²	
Level 2	6.6 m²	Balcony
Level 2	73.2 m²	
Type A21(7)	79.8 m²	
Level 2	73.2 m²	
Level 2	6.6 m²	Balcony
Type A21(8)	79.8 m²	
Level 2	6.6 m²	Balcony
Level 2	73.2 m²	
Type A21(9)	79.8 m²	
Ground	97.0 m²	
Ground	6.6 m²	Balcony
Type A22(1)	103.6 m²	
Level 1	97.0 m²	
Level 1	6.6 m²	Balcony
Type A22(2)	103.6 m²	
Level 2	97.0 m²	
Level 2	6.6 m²	Balcony
Type A22(3)	103.6 m²	
Ground	53.6 m²	
Level 1	56.1 m²	
Level 2	32.3 m²	
Type A31(1)	142.0 m²	
Ground	53.6 m²	
Level 1	56.1 m²	
Level 2	32.3 m²	
Type A31(2)	142.0 m²	
	1447.0 m²	

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

KEY:

No.	Description	Date
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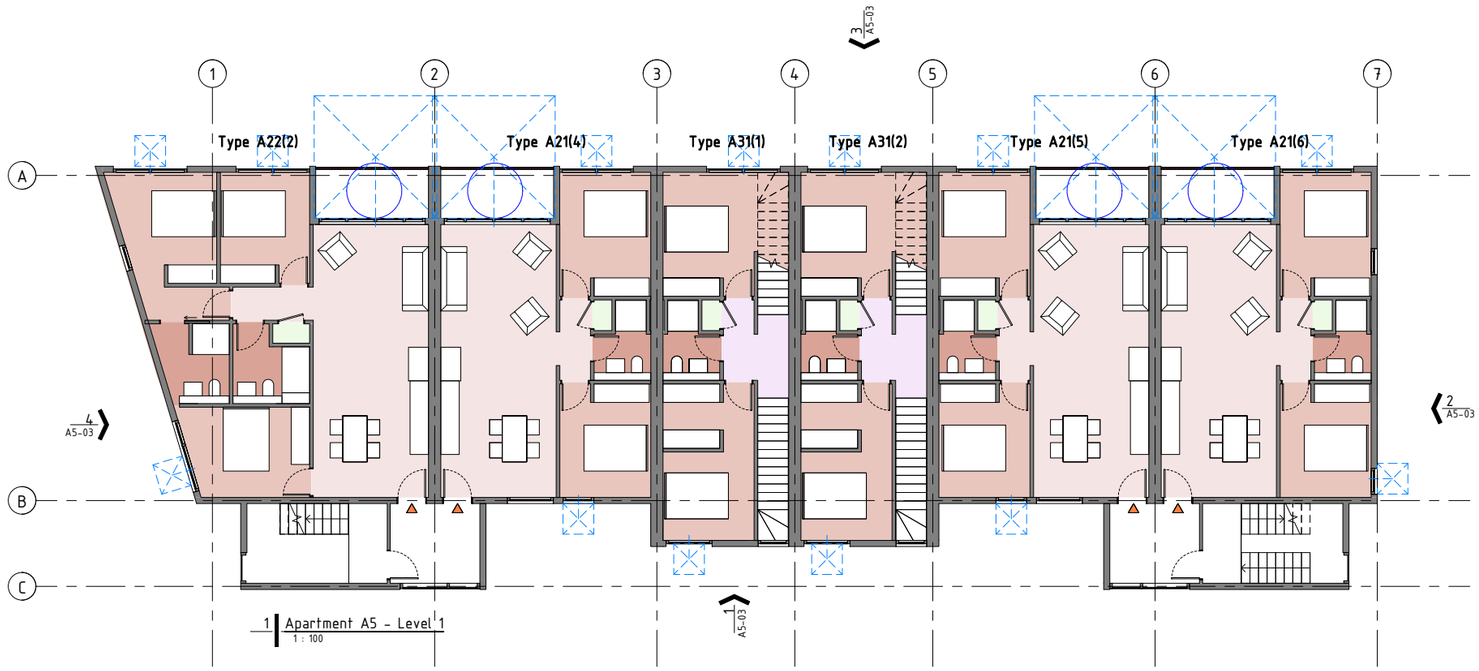
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77 & 109 Kapiti Road, Paraparaumu

A5 Ground Floor Plan

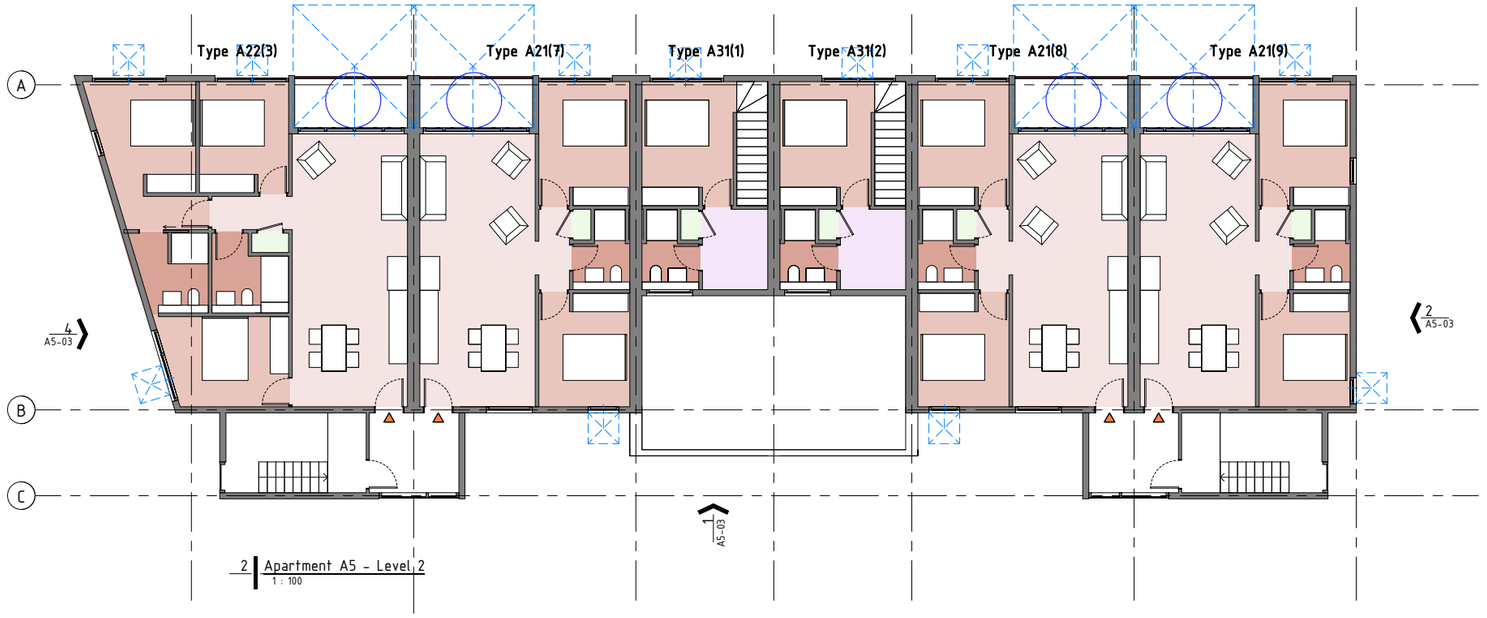
1 : 100 @ A1

23-03

A5-01-A



1 Apartment A5 - Level 1
1 : 100



2 Apartment A5 - Level 2
1 : 100

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

KEY:

No.	Description	Date
A	Resource Consent	14.10.2026

105 AMRITSAR STREET
WELLINGTON 6035
PO BOX 3364
WELLINGTON 6140
NEW ZEALAND
TEL 64 4 499 1727
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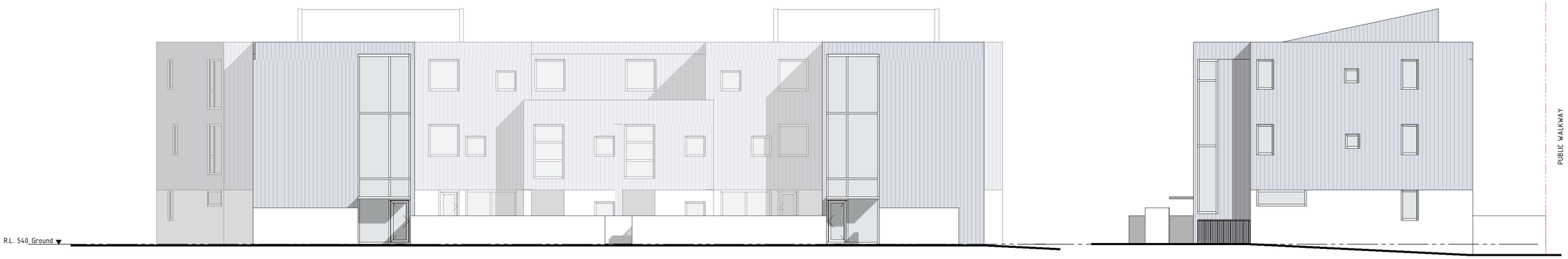
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

A5 Upper Level Plans

1 : 100 @ A1

23-03

A5-02-A



1 A5-01 South West Elevation
1 : 100

2 A5-01 South East Elevation
1 : 100



3 A5-01 North East Elevation
1 : 100

4 A5-01 North West Elevation
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

A5 Elevations

1 : 100 @ A1

23-03

A5-03-A

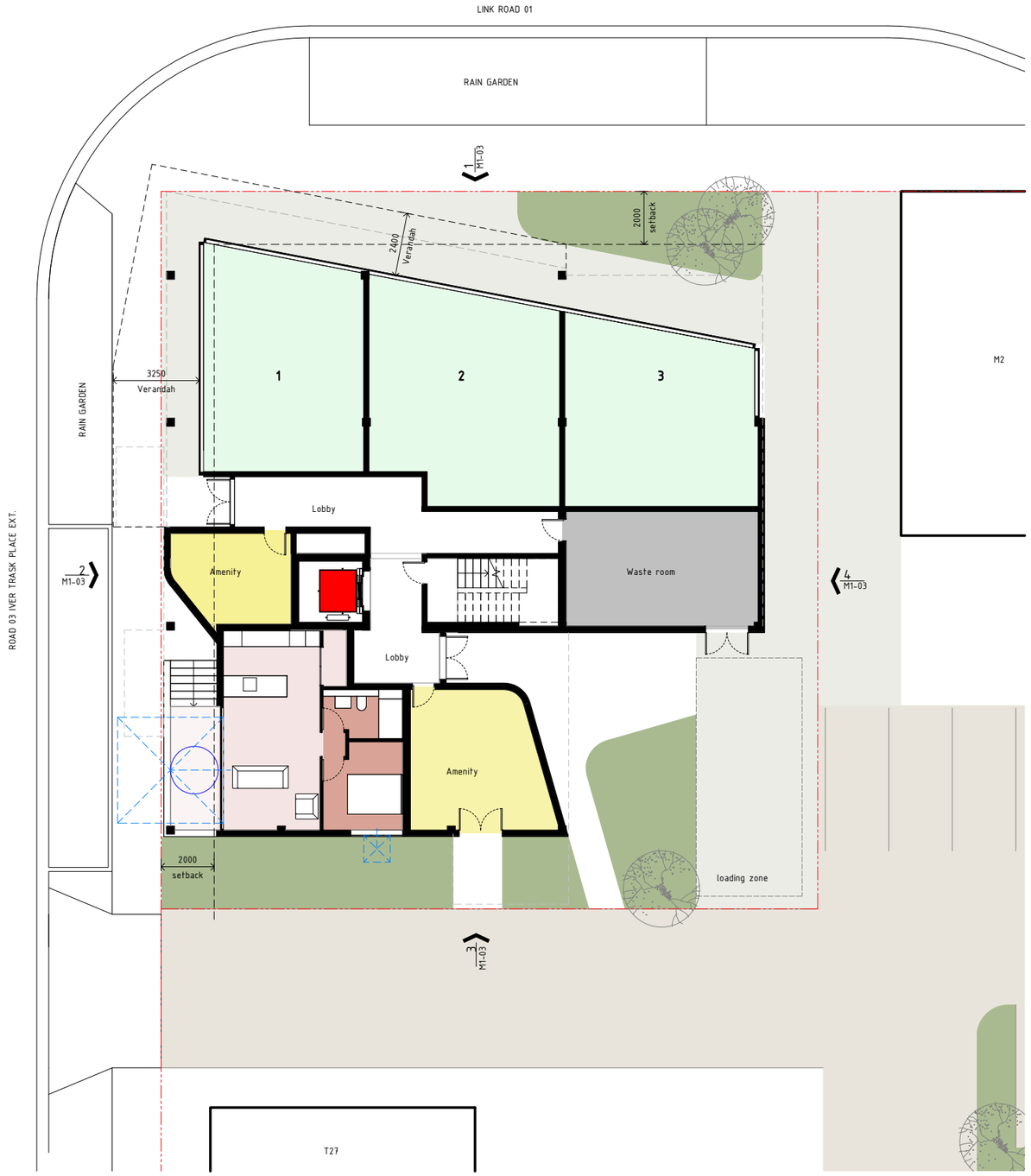
KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT BLOCK TYPE M1

45 APARTMENTS

TOWN CENTRE PRECINCT

PART 3 - A1.21



Legend

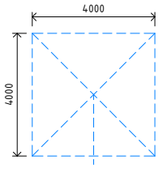
- Amenity
- Balcony
- Bath
- Common
- Living
- Retail
- Waste

1 M1-03 | Apartment M1 - Ground
1 : 100

Area Schedule (Gross Building)

Number	Name	Comments	Area
Ground			
	2 Bed		144.4.7 m²
	Core A		68.9 m²
	Tenancy 1		76.2 m²
	Tenancy 2		64.6 m²
	Tenancy 3		82.9 m²
0-1	1Bed		50.1 m²
0-1	Balcony		9.8 m²
Level 1			
	Core A		49.5 m²
1-1	2 Bed		103.4 m²
1-1	Balcony		10.3 m²
1-2	1 Bed		63.0 m²
1-2	Balcony		8.1 m²
1-3	2 Bed		91.8 m²
1-3	Balcony		14.4 m²
1-4	1 Bed		55.2 m²
1-4	Balcony		12.7 m²
1-5	1 Bed		62.2 m²
1-5	Balcony		12.2 m²
Level 2			
	Core A		49.5 m²
2-1	2 Bed		103.4 m²
2-1	Balcony		9.4 m²
2-2	1 Bed		63.0 m²
2-2	Balcony		8.1 m²
2-3	2 Bed		91.8 m²
2-3	Balcony		14.4 m²
2-4	1 Bed		55.2 m²
2-4	Balcony		12.7 m²
2-5	1 Bed		62.2 m²
2-5	Balcony		12.2 m²
Level 3			
	Core A		49.5 m²
3-1	2 Bed		103.4 m²
3-1	Balcony		9.4 m²
3-2	1 Bed		63.0 m²
3-2	Balcony		8.1 m²
3-3	2 Bed		91.8 m²
3-3	Balcony		14.4 m²
3-4	1 Bed		55.2 m²
3-4	Balcony		12.7 m²
3-5	1 Bed		62.2 m²
3-5	Balcony		12.2 m²
Level 4			
	1 Bed		180.5 m²
	2 Bed		195.2 m²
	Balcony		56.8 m²
	Core A		49.5 m²
Level 5			
	1 Bed		180.5 m²
	2 Bed		195.2 m²
	Balcony		56.8 m²
	Core A		49.5 m²
Level 6			
	1 Bed		180.5 m²
	2 Bed		195.2 m²
	Balcony		56.8 m²
	Core A		49.5 m²
Level 7			
	1 Bed		180.5 m²
	2 Bed		195.2 m²
	Balcony		56.8 m²
	Core A		49.5 m²
Level 8			
	1 Bed		180.5 m²
	2 Bed		195.2 m²
	Balcony		56.8 m²
	Core A		49.5 m²
Level 9			
	1 Bed		63.0 m²
	2 Bed		195.2 m²
	Balcony		31.9 m²
	Core A		45.7 m²
Level 10			
	1 Bed		63.0 m²
	Balcony		8.1 m²
	Core A		45.7 m²

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

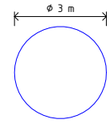


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

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

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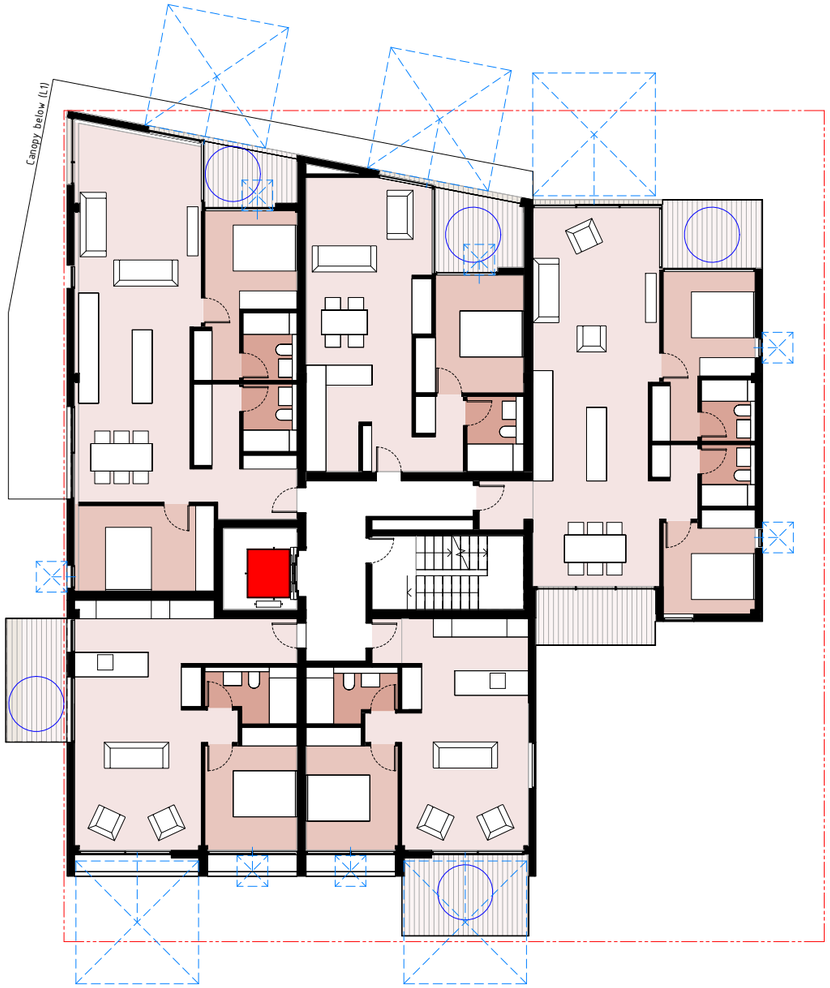
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M1 GA Plans

1 : 100 @ A1

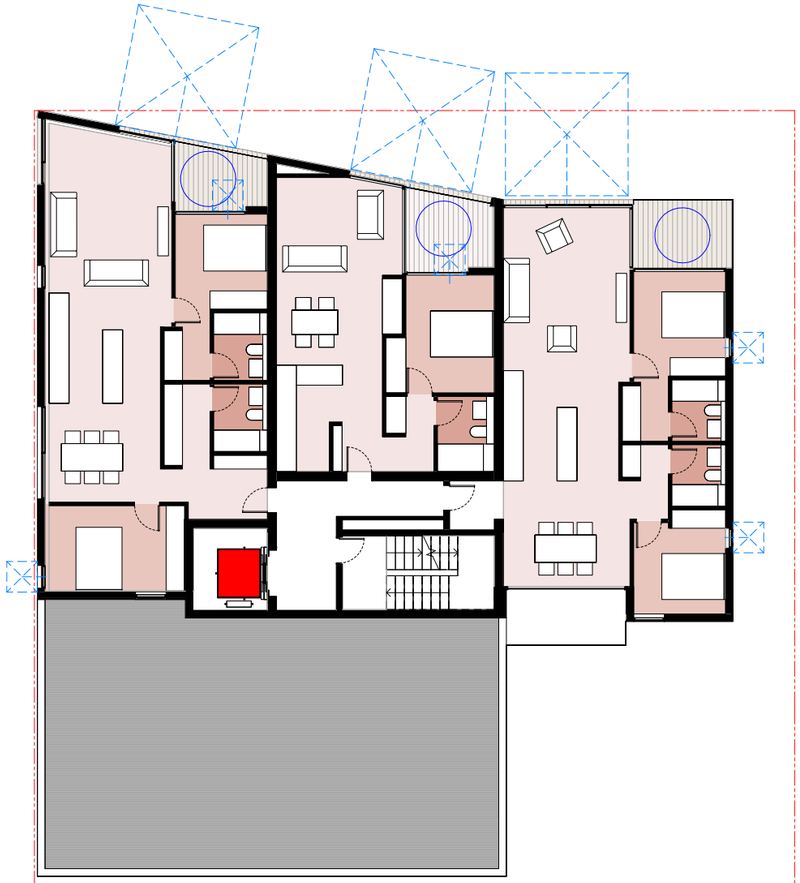
23-03

M1-01-A



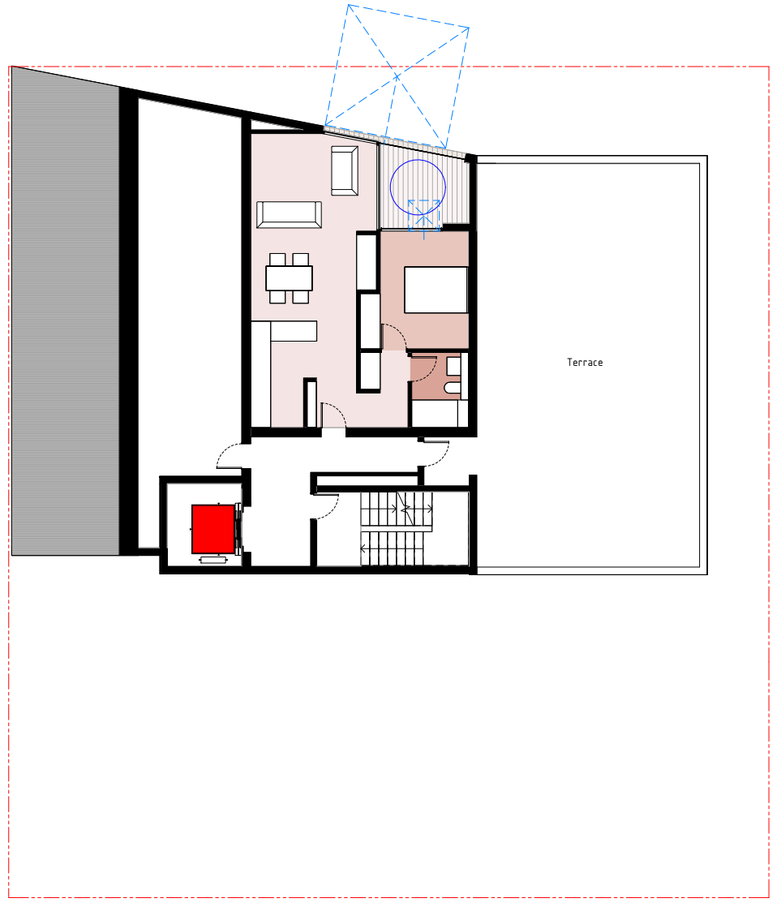
1 Apartment M1 – Typical Level 1-8
1 : 100

Legend
- Balcony
- Bath
- Bed
- Living



2 Apartment M1 – Level 9
1 : 100

Legend
- Balcony
- Bath
- Bed
- Living



3 Apartment M1 – Level 10
1 : 100

Legend
- Balcony
- Bath
- Bed
- Living

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M1 GA Plans

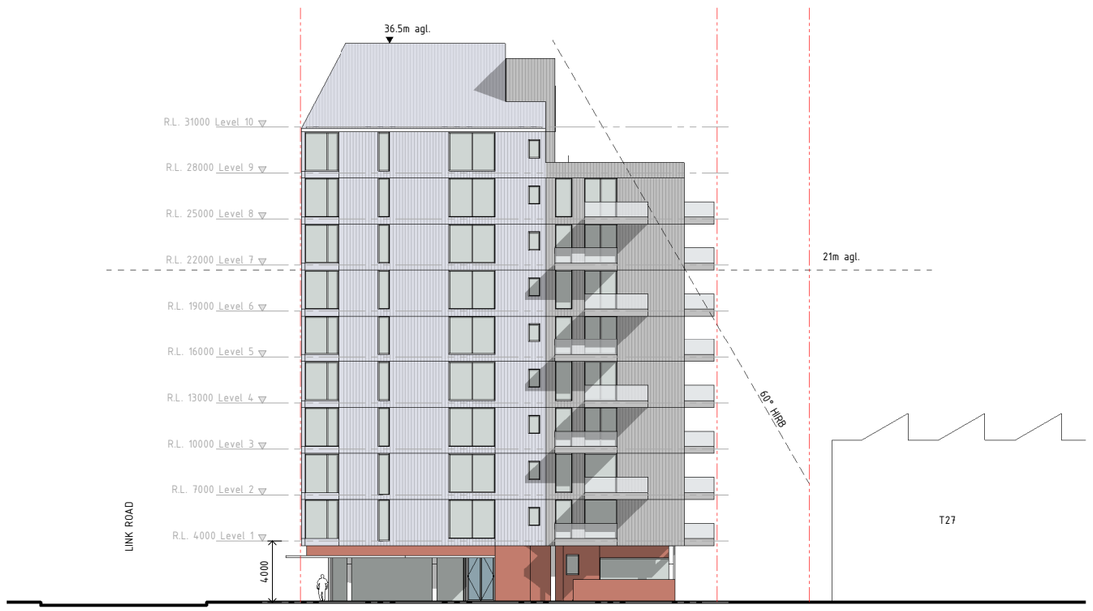
1 : 100 @ A1

23-03

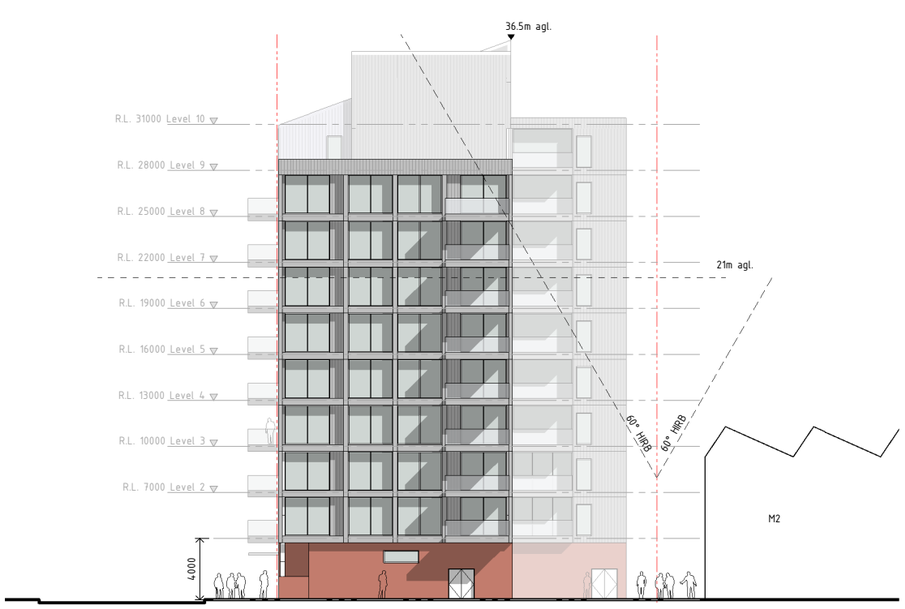
M1-02-A



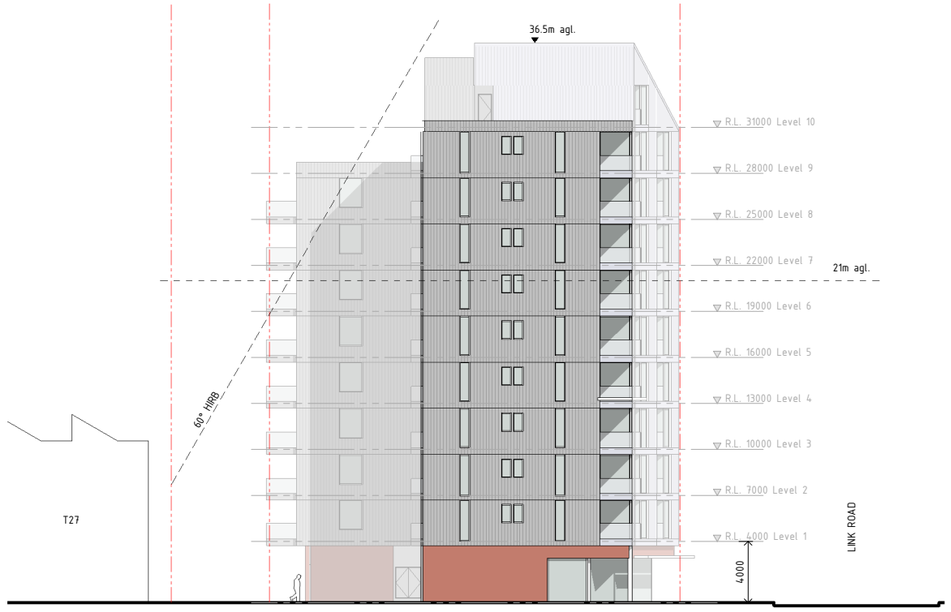
1 | Link Road Elevation (North)
1 : 200



2 | Elevation - South West
1 : 200



3 | Elevation - South East
1 : 200



4 | Elevation - North East
1 : 200

CLADDING TYPES KEY:

- Cladding Type 1 — Brick Veneer
- Cladding Type 2 — Vertical Profiled Metal
- Cladding Type 3 — Vertical Shiplap Timber
- Windows and Doors — Powdercoated Aluminium
- Balustrade — Frameless Glass

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M1 Elevations

1 : 200 @ A1

23-03

M1-03-A

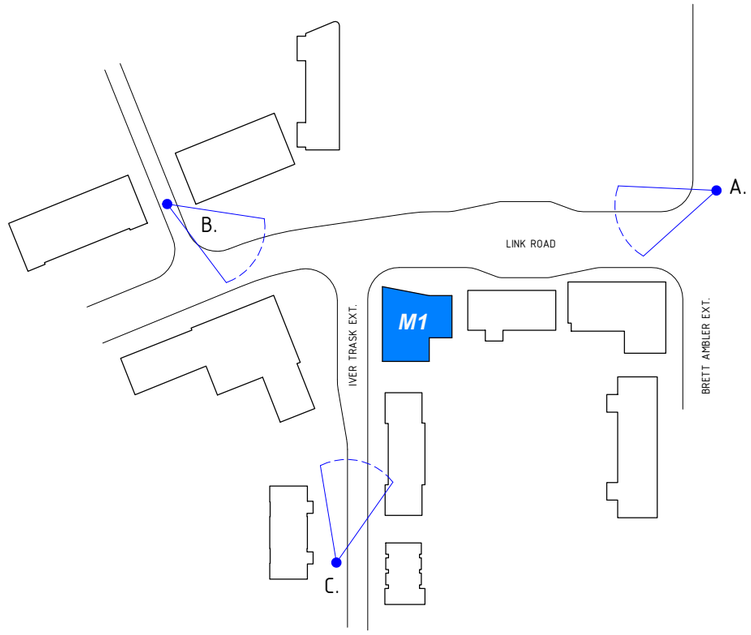


View A.



View B.

View C.



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

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M1 Perspectives

1 : 1000 @ A1

23-03

M1-04-A

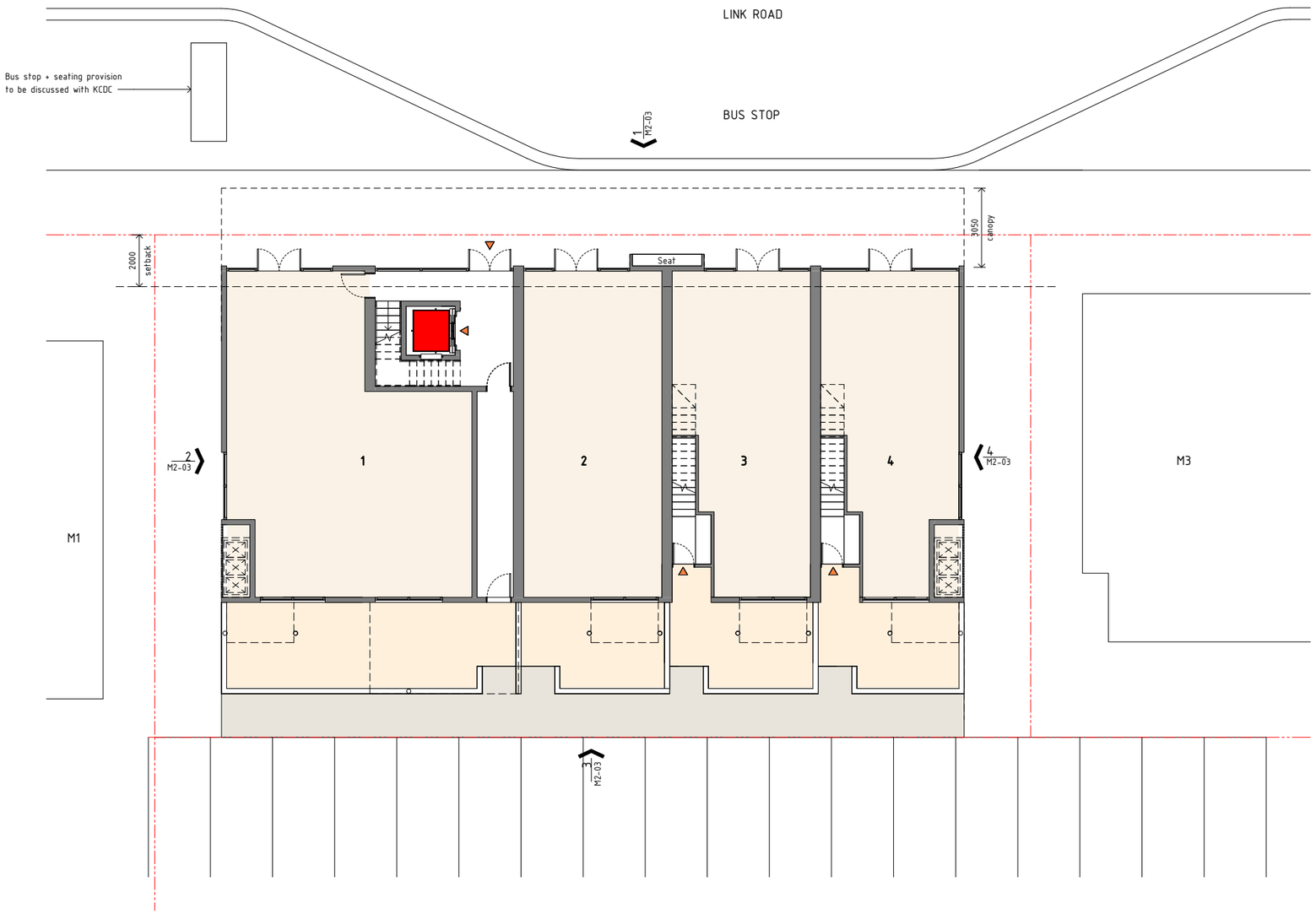
KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT BLOCK TYPE M2

2 APARTMENTS
4 TOWNHOUSES

TOWN CENTRE PRECINCT

PART 3 – A1.21

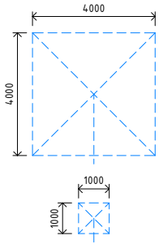


1 Apartment M2 – Ground Floor
1 : 100

Typology Gross Building Floor Areas

Number	Name	Notes	Area
Ground			
	Stairwell (common property)		41.9 m²
M2.03b	3 Bed	Entry	7.1 m²
M2.03c	3 Bed	Entry	7.1 m²
R1	Retail		108.5 m²
R2	Retail		75.2 m²
R3	Retail		65.8 m²
R4	Retail		65.8 m²
Level 1			
	Stairwell (common property)		27.8 m²
M2.01	3 Bed		64.2 m²
M2.01	Balcony	non-compliant	11.5 m²
M2.02	1 Bed	non-compliant	71.1 m²
M2.03a	3 Bed		68.6 m²
M2.03a	Balcony	non-compliant	10.7 m²
M2.03b	3 Bed		68.6 m²
M2.03b	Balcony	non-compliant	10.6 m²
M2.03c	3 Bed		68.6 m²
M2.03c	Balcony	non-compliant	10.7 m²
Level 2			
	Stairwell (common property)		27.8 m²
M2.01	3 Bed		71.7 m²
M2.01	Balcony	non-compliant	4.1 m²
M2.02	1 Bed	non-compliant	71.1 m²
M2.03a	3 Bed		75.2 m²
M2.03a	Balcony	non-compliant	4.0 m²
M2.03b	3 Bed		75.3 m²
M2.03b	Balcony	non-compliant	4.0 m²
M2.03c	3 Bed		75.3 m²
M2.03c	Balcony	non-compliant	4.0 m²

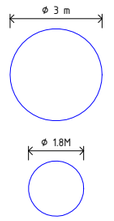
KEY OUTLOOK SPACE (RULE MCZ-R7-5)



4M X 4M OUTLOOK SPACE FOR PRINCIPAL LIVING ROOM

1M X 1M OUTLOOK SPACE FOR HABITABLE ROOM

KEY 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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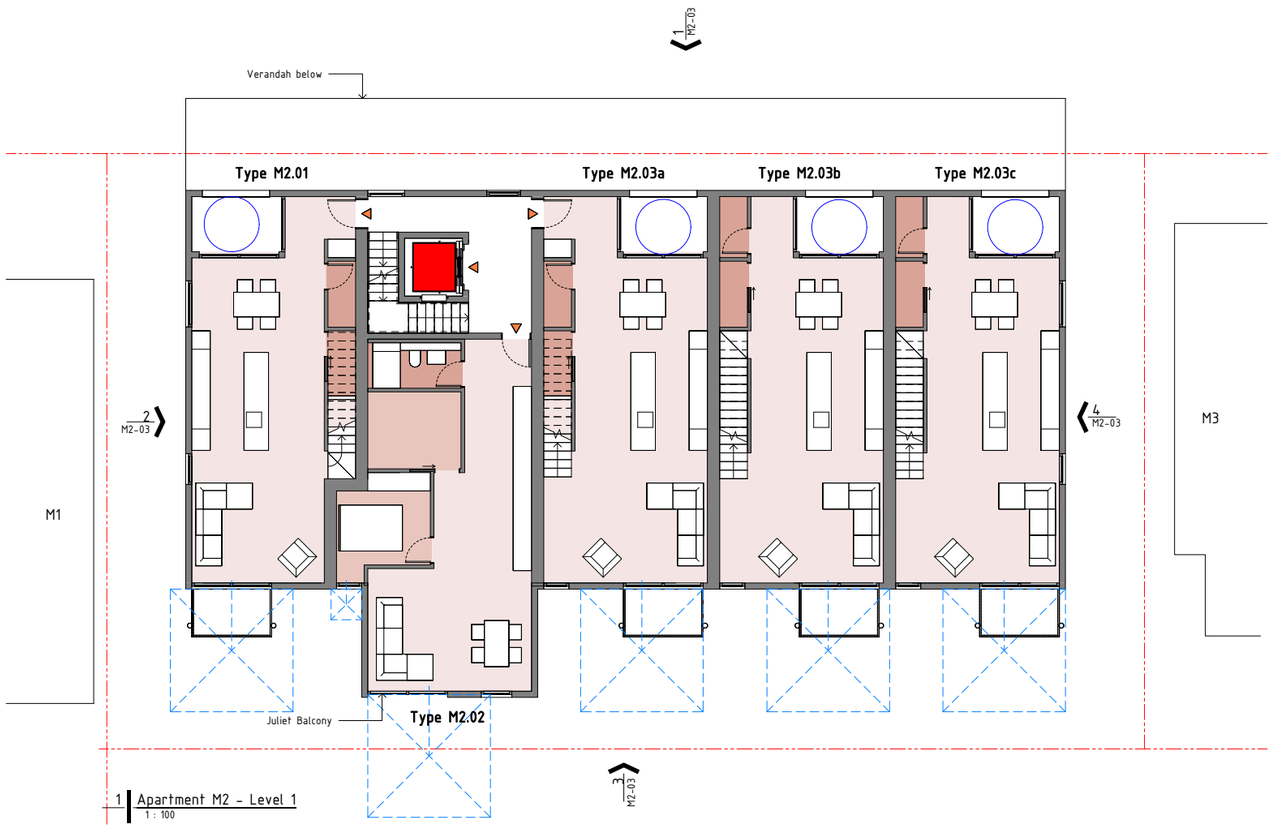
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M2 Ground Floor Plan

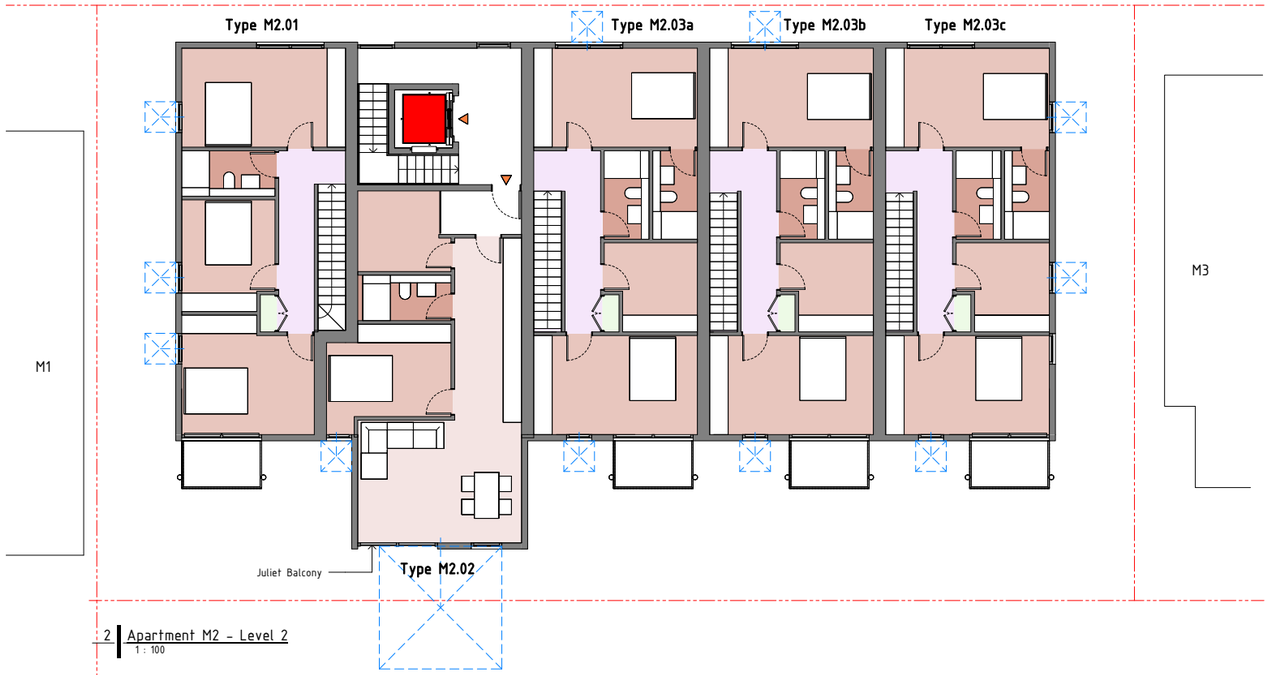
1 : 100 @ A1

23-03

M2-01-A



1 Apartment M2 - Level 1
1 : 100



2 Apartment M2 - Level 2
1 : 100

NOTES:
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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M2 Upper Level Floor Plan

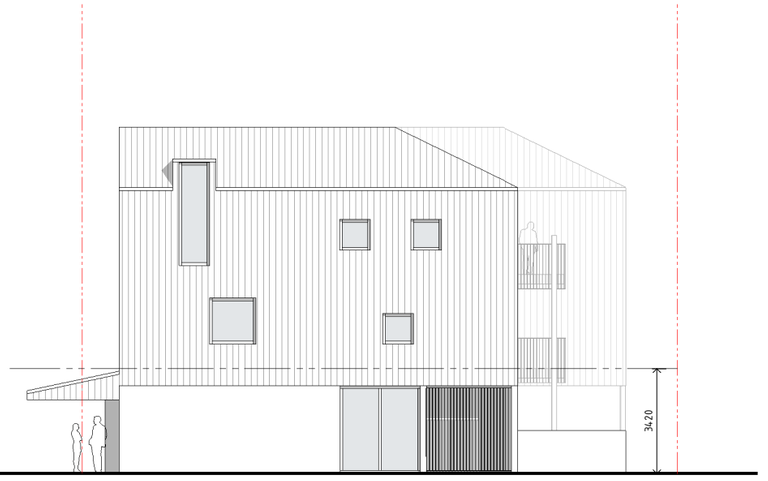
1 : 100 @ A1

23-03

M2-02-A



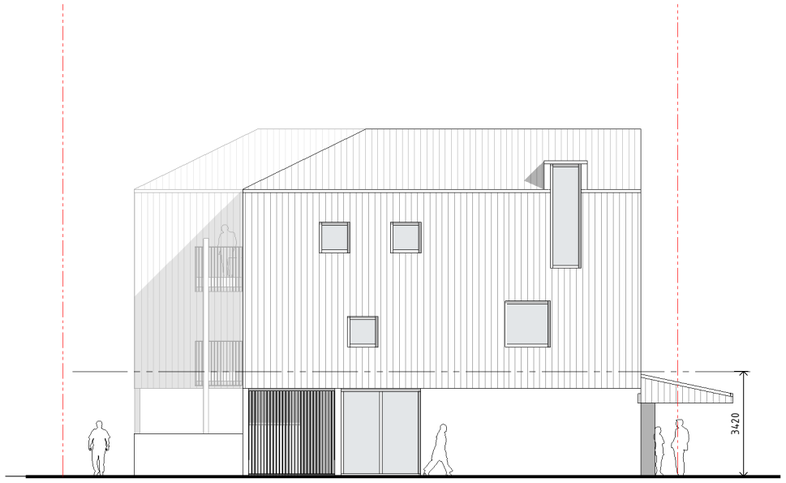
1 M2-01 North East Elevation
1 : 100



2 M2-01 North West Elevation
1 : 100



3 M2-01 South West Elevation
1 : 100



4 M2-01 South East Elevation
1 : 100

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M2 Elevations

1 : 100 @ A1

23-03

M2-03-A

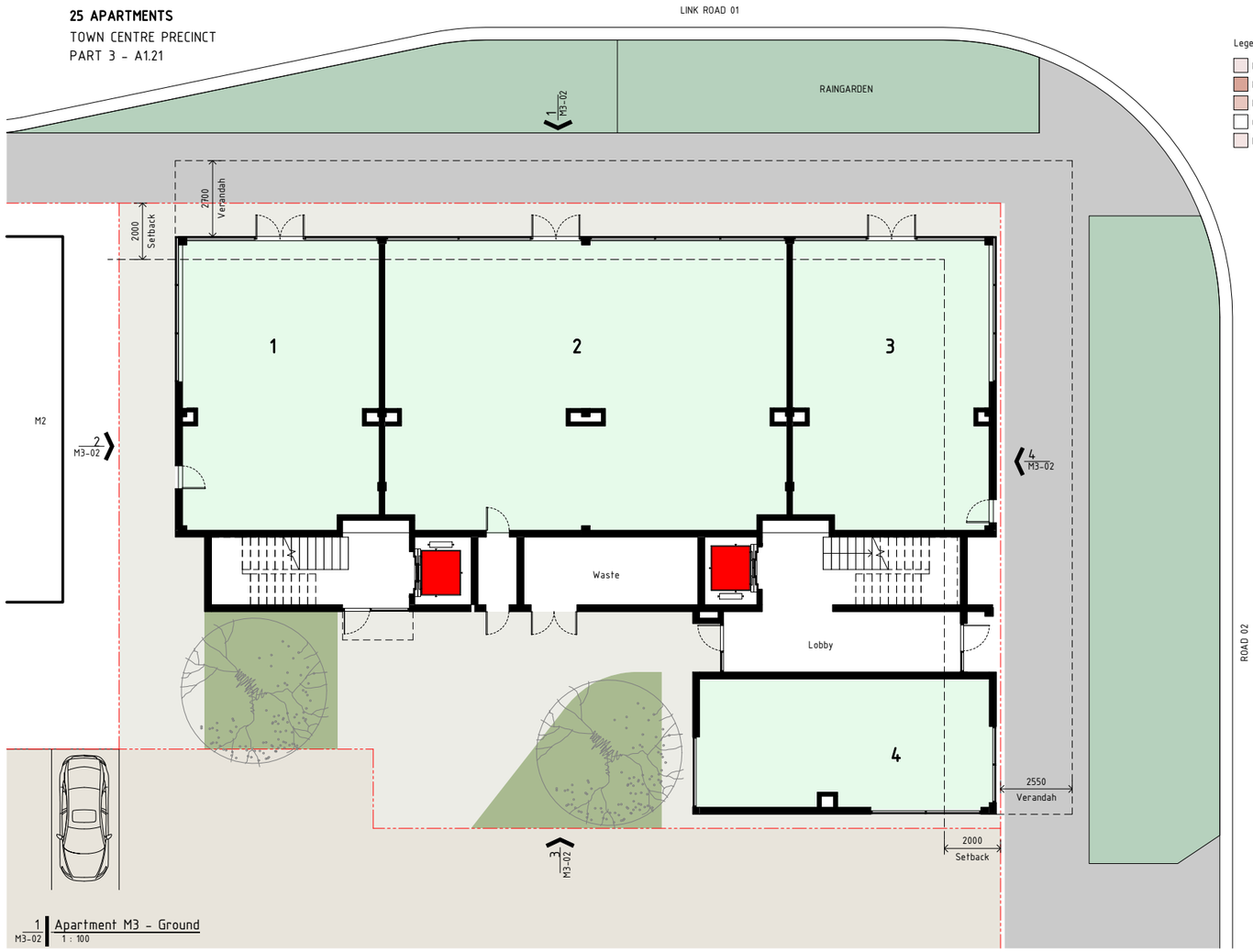
KAPITI ROAD DEVELOPMENT

TYPOLOGY: APARTMENT BLOCK TYPE M3

25 APARTMENTS

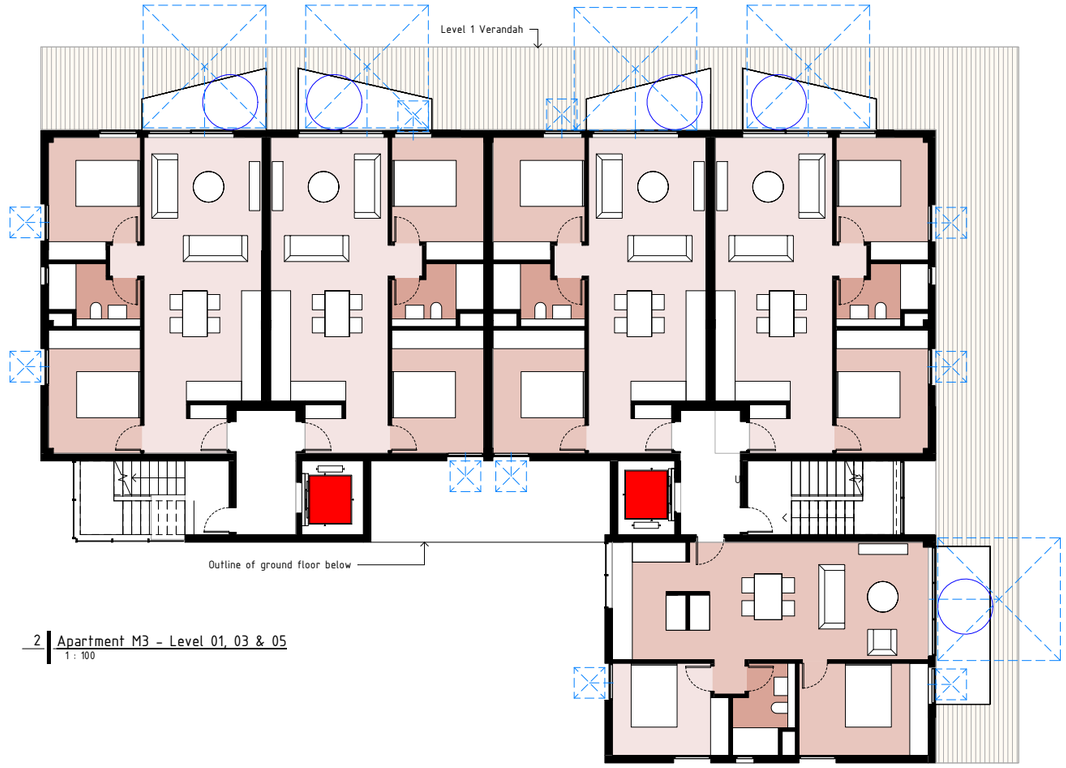
TOWN CENTRE PRECINCT

PART 3 - A1.21

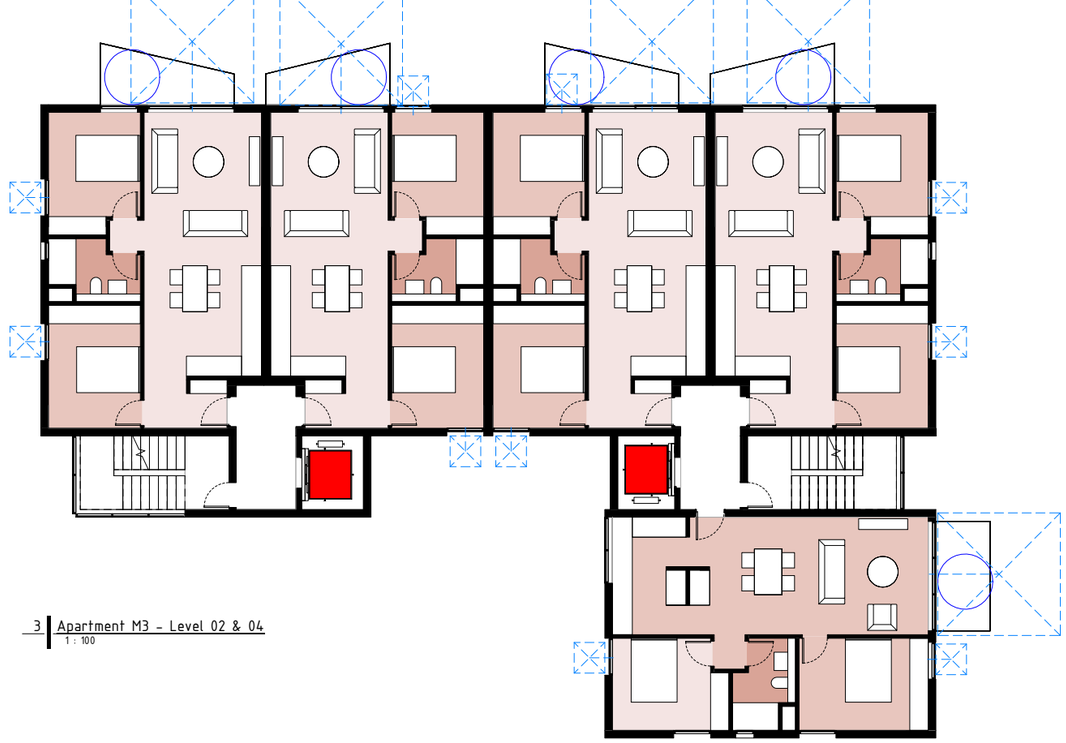


1 | Apartment M3 - Ground
M3-02 1 : 100

Legend
- Balcony
- Bath
- Bed
- Common
- Living



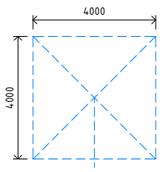
2 | Apartment M3 - Level 01, 03 & 05
1 : 100



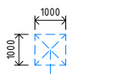
3 | Apartment M3 - Level 02 & 04
1 : 100

Legend
- Common
- Retail

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

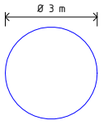


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



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

Area Schedule (GFA)

Number	Name	Area
Ground		
	Core A	28.4 m²
	Core B	28.4 m²
	Tenancy 1	77.7 m²
	Tenancy 2	154.6 m²
	Tenancy 3	77.7 m²
		367.0 m²

Area Schedule (GFA)

Number	Name	Area
Level 1		
	Core A	32.4 m²
	Core B	31.2 m²
1-1	2 Bed	74.9 m²
1-1	Balcony	8.8 m²
1-2	2 Bed (M)	74.2 m²
1-2	Balcony	8.8 m²
1-3	2 Bed	74.5 m²
1-3	Balcony	8.8 m²
1-4	2 Bed (M)	74.9 m²
1-4	Balcony	8.8 m²
1-5	2 Bed (B)	76.3 m²
1-5	Balcony	7.7 m²
		481.1 m²

Area Schedule (GFA)

Number	Name	Area
Level 2		
	Core A	32.4 m²
	Core B	31.2 m²
2-1	2 Bed	74.9 m²
2-1	Balcony	8.8 m²
2-2	2 Bed (M)	74.2 m²
2-2	Balcony	8.8 m²
2-3	2 Bed	74.5 m²
2-3	Balcony	8.8 m²
2-4	2 Bed (M)	74.9 m²
2-4	Balcony	8.8 m²
2-5	2 Bed (B)	76.3 m²
2-5	Balcony	7.7 m²
		481.1 m²

Area Schedule (GFA)

Number	Name	Area
Level 3		
	Core A	32.4 m²
	Core B	31.2 m²
3-1	2 Bed	74.9 m²
3-1	Balcony	8.8 m²
3-2	2 Bed (M)	74.2 m²
3-2	Balcony	8.8 m²
3-3	2 Bed	74.5 m²
3-3	Balcony	8.8 m²
3-4	2 Bed (M)	74.9 m²
3-4	Balcony	8.8 m²
3-5	2 Bed (B)	76.3 m²
3-5	Balcony	7.7 m²
		481.1 m²

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

KEY:

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A	Resource Consent	14.10.2026

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WELLINGTON 6035
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FAX 64 4 499 1960

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athfield architects limited
athfield

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M3 GA Plans

1 : 100 @ A1

23-03

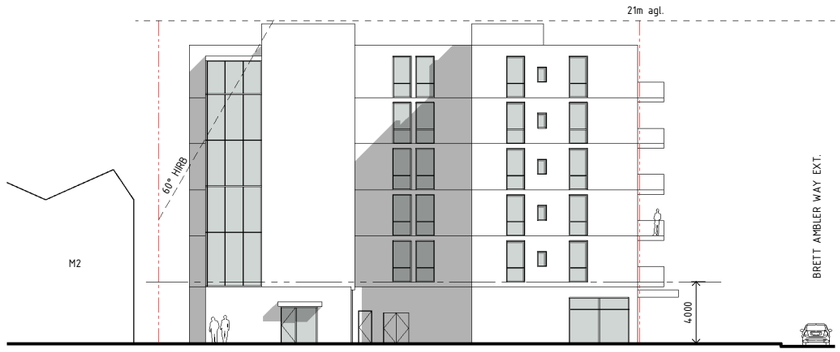
M3-01-A



1 M3-01 Elevation Link Road / North West
1 : 200



2 M3-01 Elevation South West
1 : 200



3 M3-01 Elevation Car Park / South East
1 : 200



4 M3-01 Elevation North East / ROAD 02
1 : 200

NOTES:
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M3 Elevations

1 : 200 @ A1

23-03

M3-02-A

KAPITI ROAD DEVELOPMENT

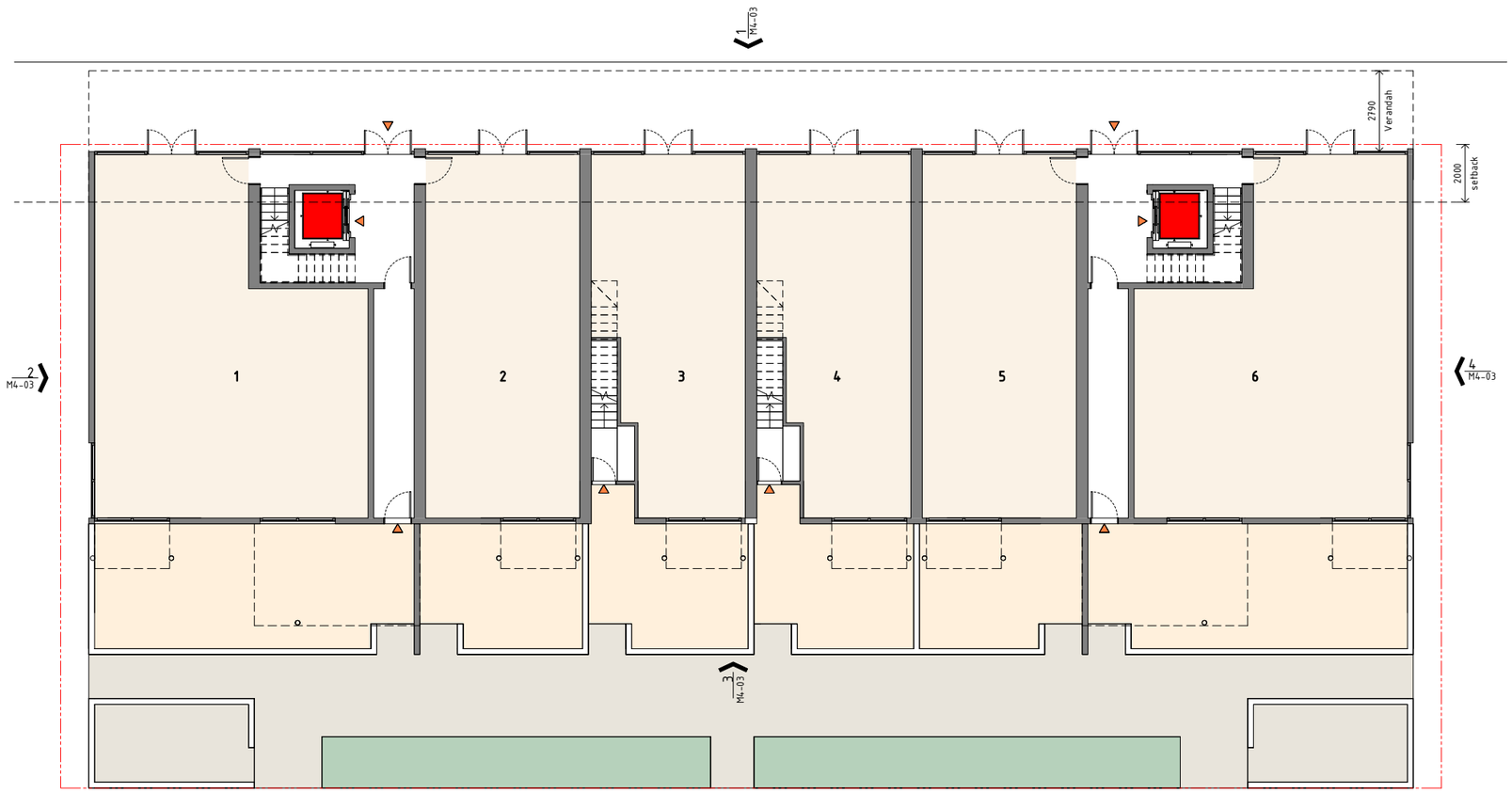
TYPOLOGY: APARTMENT BLOCK TYPE M4

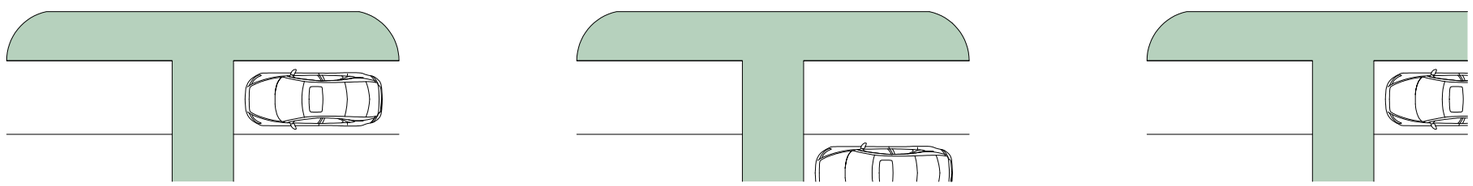
6 TOWNHOUSES
4 APARTMENTS

TOWN CENTRE PRECINCT

PART 3 - A1.21

STREET / BRETT AMBLER EXT.



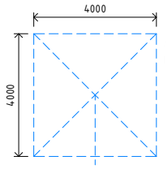


1 Mixed Use M4 - Ground
1 : 100

Typology Gross Building Floor Areas

Number	Name	Notes	Area
Ground			
	Stairwell (common property)		82.6 m²
R1	Retail		108.0 m²
R2	Retail		74.6 m²
R3	Retail		74.6 m²
R4	Retail		74.6 m²
R5	Retail		74.6 m²
R6	Retail		108.0 m²
Level 1			
	Stairwell (common property)		27.3 m²
M4.01a	3 Bed		64.2 m²
M4.01a	Balcony	non-compliant	11.0 m²
M4.01b	3 Bed		64.2 m²
M4.01b	Balcony	non-compliant	11.0 m²
M4.02a	1 Bed	juliet balcony	71.1 m²
M4.02b	1 Bed	juliet balcony	71.1 m²
M4.03a	2 Bed		67.7 m²
M4.03a	Balcony	non-compliant	11.0 m²
M4.03b	2 Bed		67.7 m²
M4.03b	Balcony	non-compliant	11.0 m²
M4.03b(1)	2 Bed		67.7 m²
M4.03b(1)	Balcony	non-compliant	11.0 m²
M4.03c	2 Bed		67.7 m²
M4.03c	Balcony	non-compliant	11.0 m²
Level 2			
	Stairwell (common property)		27.3 m²
M4.01a	3 Bed		71.2 m²
M4.01a	Balcony	non-compliant	4.0 m²
M4.01b	3 Bed		71.2 m²
M4.01b	Balcony	non-compliant	4.0 m²
M4.02a(1)	1 Bed	juliet balcony	71.1 m²
M4.02b(1)	1 Bed	juliet balcony	71.1 m²
M4.03a	2 Bed		74.6 m²
M4.03a	Balcony	non-compliant	4.0 m²
M4.03b	2 Bed		74.6 m²
M4.03b	Balcony	non-compliant	4.0 m²
M4.03b(1)	2 Bed		74.6 m²
M4.03b(1)	Balcony	non-compliant	4.0 m²
M4.03c	2 Bed		74.6 m²
M4.03c	Balcony	non-compliant	4.0 m²

KEY OUTLOOK SPACE (RULE MCZ-R7-5)

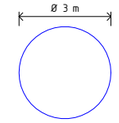


4M X 4M OUTLOOK SPACE
FOR PRINCIPAL LIVING ROOM



1M X 1M OUTLOOK SPACE
FOR HABITABLE ROOM

KEY 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

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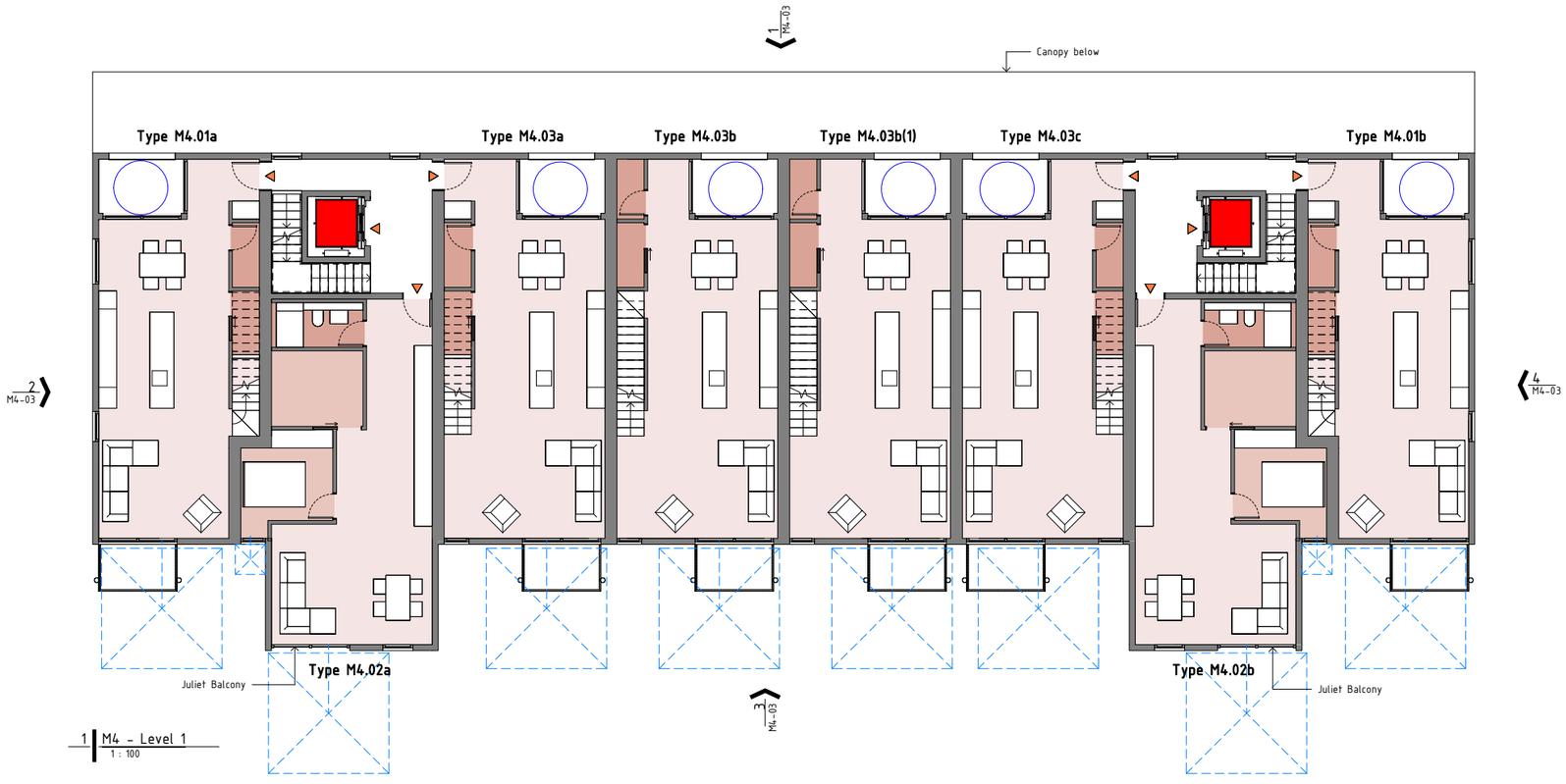
Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M4 Ground Floor Plan

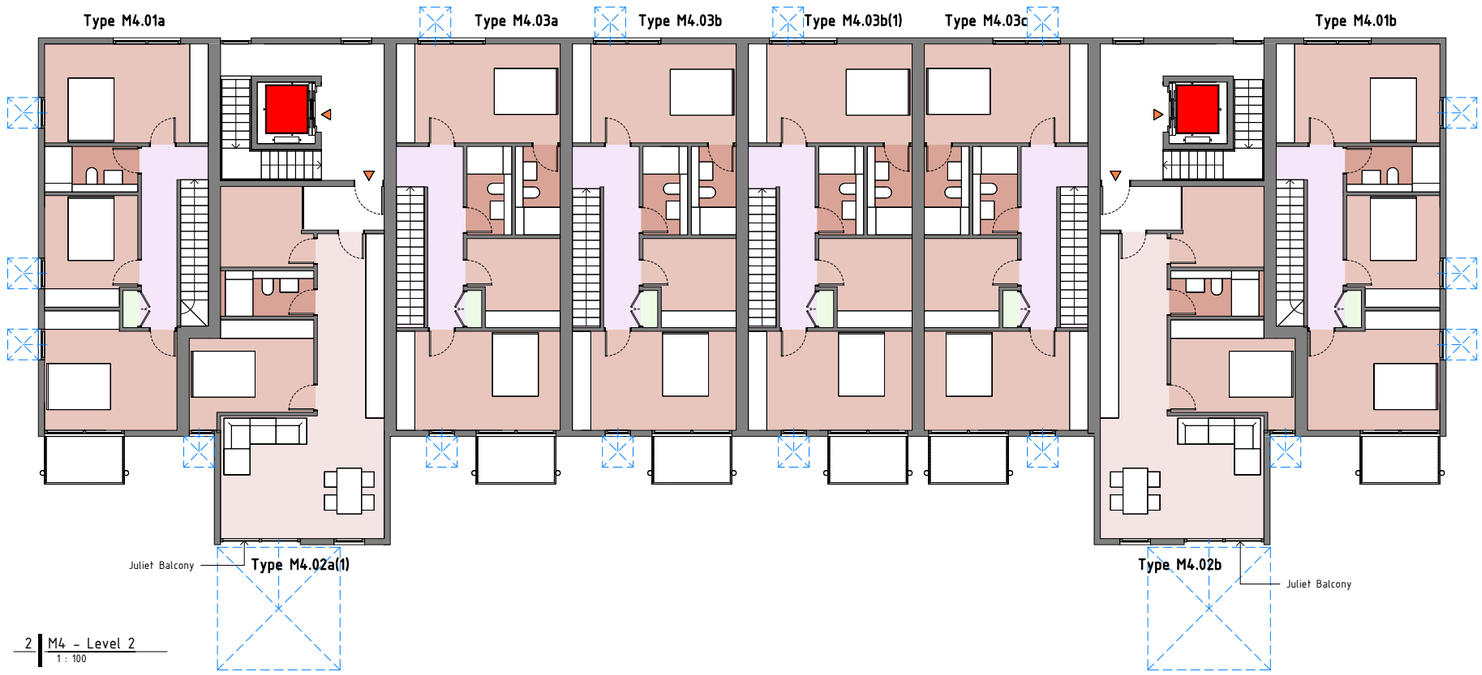
1 : 100 @ A1

23-03

M4-01-A

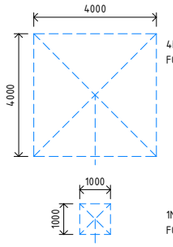


1 M4 - Level 1
1 : 100

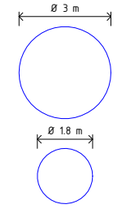


2 M4 - Level 2
1 : 100

KEY OUTLOOK SPACE (RULE MCZ-R7-5)



KEY OUTDOOR SPACE (RULE MCZ-R7-4)



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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M4 Upper Level Plans

1 : 100 @ A1

23-03

M4-02-A



1 M4-01 North East Elevation / ROAD 02
1 : 100

2 M4-01 North West Elevation
1 : 100



3 M4-01 South West Elevation
1 : 100

4 M4-01 South East Elevation
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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No.	Description	Date
A	Resource Consent	14.10.2026

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Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

M4 Elevations

1 : 100 @ A1

23-03

M4-03-A

KĀPITI ROAD DEVELOPMENT

TYPOLOGY: MIXED USE M7

4 STOREY MIXED USE
1 x GROUND FLOOR RETAIL
6 x UPPER LEVEL WALK-UP UNITS, 2 BEDROOMS, 1 CAR SPACE

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

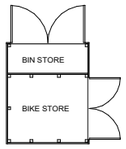
GROSS FLOOR AREAS

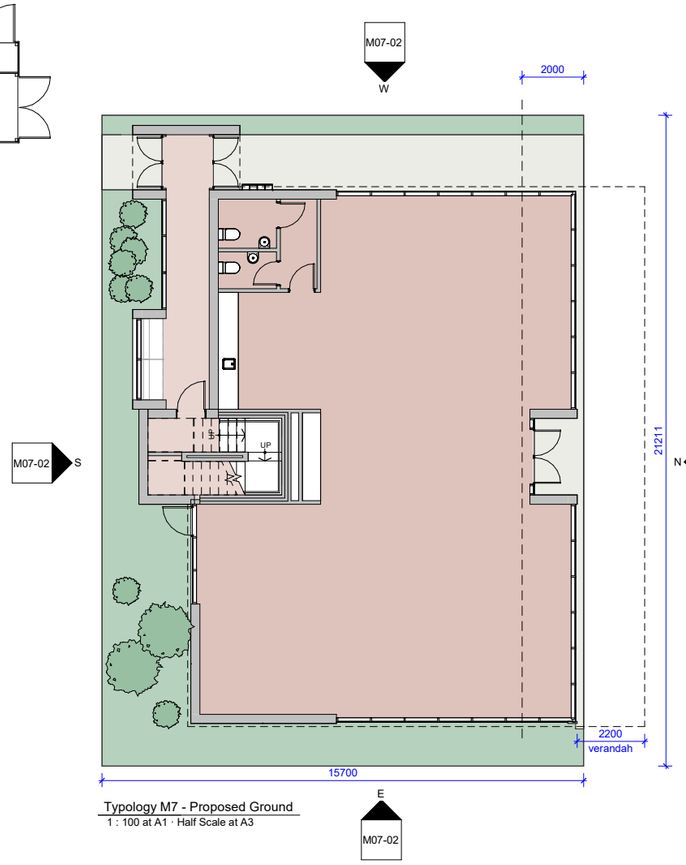
Level	Area
Common Area	
GF-00	37 m²
L1-00	23 m²
L2-00	23 m²
L3-00	23 m²
	107 m²
Residential Unit	
L1-02	85 m²
L1-03	85 m²
L2-04	85 m²
L2-05	85 m²
L2-07	85 m²
L3-06	85 m²
	511 m²
Retail	
GF-01	198 m²
	198 m²
Total	817 m²

LOCATIONS

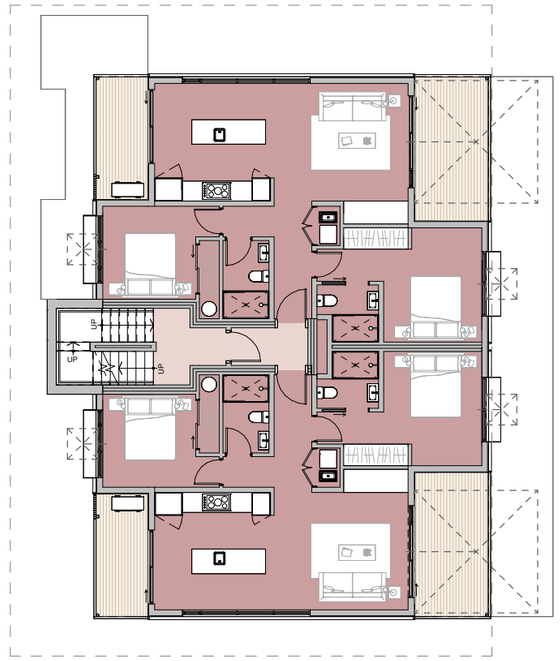
Lot No.

Lot 505

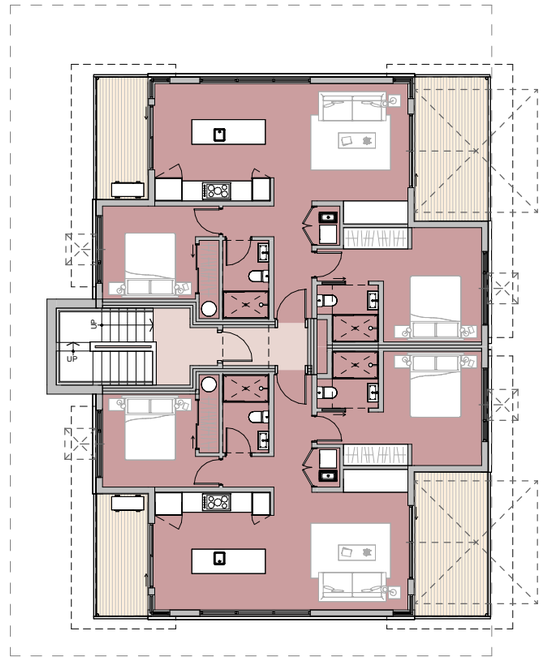




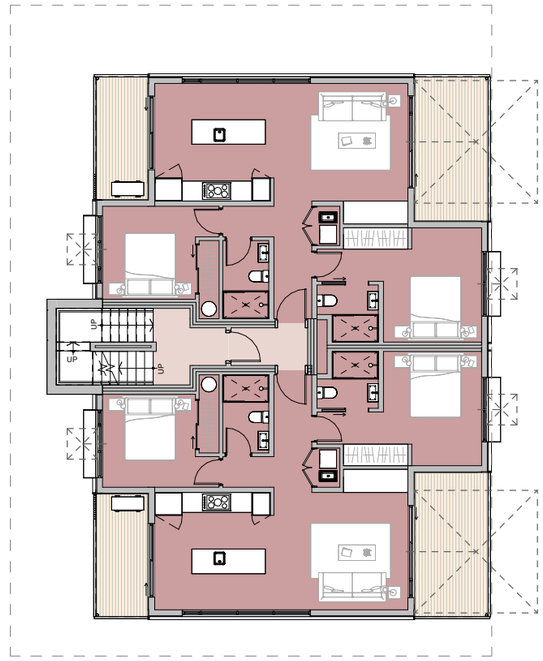
Typology M7 - Proposed Ground
1 : 100 at A1 · Half Scale at A3



Typology M7 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

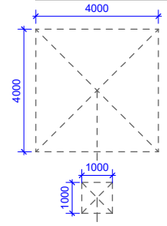


Typology M7 - Proposed Level 3
1 : 100 at A1 · Half Scale at A3



Typology M7 - 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 ROOMS

AREA LEGEND

COMMON AREAS

APARTMENTS

COMMERCIAL / RETAIL

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A	OCT 2026	RESOURCE CONSENT

1 : 100 · A1 Half Scale · A3

Typology M7

Floor Plans

26008 | REV

M07-01 | **A**

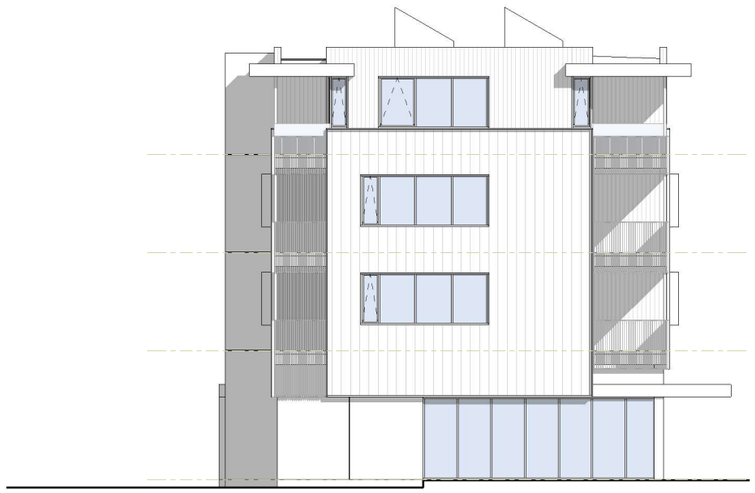
16/10/2026 3:37:49 pm



N North Elevation
M07-01 1 : 100 at A1 · Half Scale at A3



W West Elevation
M07-01 1 : 100 at A1 · Half Scale at A3



E East Elevation
M07-01 1 : 100 at A1 · Half Scale at A3



S South Elevation
M07-01 1 : 100 at A1 · Half Scale at A3

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1 : 100 · A1 Half Scale · A3

Typology M7

Elevations

26008 | REV

M07-02 | **A**

16/10/2026 3:37:54 pm

KĀPITI ROAD DEVELOPMENT

TYPOLOGY: MIXED USE M8

3 STOREY MIXED USE
2 x GROUND FLOOR COMMERCIAL / RETAIL SPACES
8 x UPPER LEVEL WALK UP UNITS, 2 BEDROOMS, 1 CAR SPACE

SHARED PARKING ON MASTERPLAN SET, REFER DRAWING A1.22

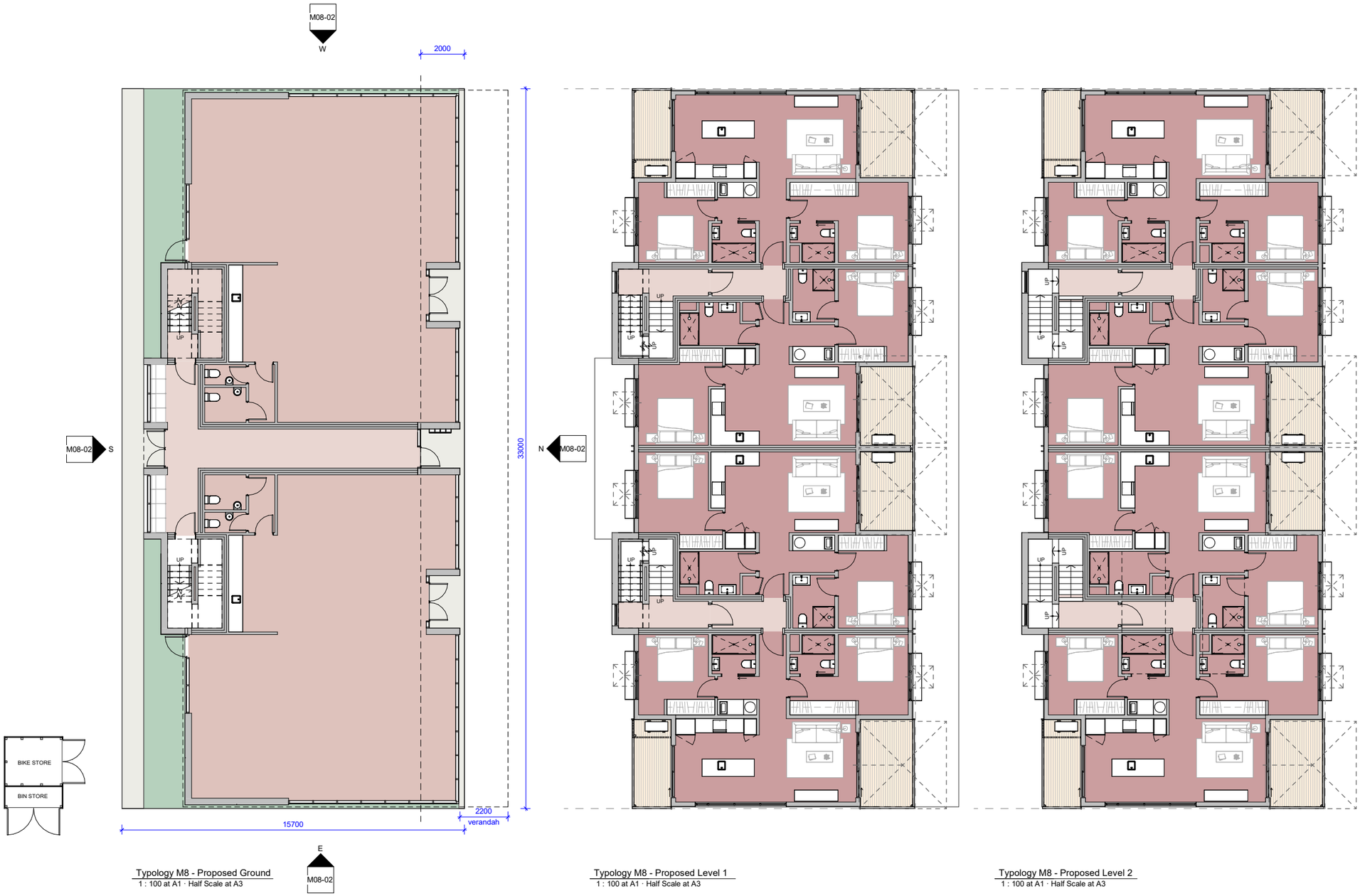
GROSS FLOOR AREAS

Level	Area
Common Area	
GF-00	73 m²
L1-00	36 m²
L2-00	36 m²
Residential Unit	
L1-03	85 m²
L1-04	80 m²
L1-05	80 m²
L1-06	85 m²
L2-07	85 m²
L2-08	80 m²
L2-09	80 m²
L2-10	85 m²
Retail	
GF-01	176 m²
GF-02	176 m²
Total	1156 m²

LOCATIONS

Lot No.

Lot 506
Lot 507 Mirrored

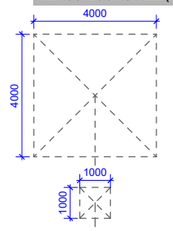


Typology M8 - Proposed Ground
1 : 100 at A1 · Half Scale at A3

Typology M8 - Proposed Level 1
1 : 100 at A1 · Half Scale at A3

Typology M8 - 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 ROOMS

AREA LEGEND

COMMON AREAS

APARTMENTS

COMMERCIAL / RETAIL

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1 : 100 · A1 Half Scale · A3

Typology M8

Floor Plans

26008 REV

M08-01 **A**

16/10/2026 3:40:18 pm



N North Elevation
M08-07 1 : 100 at A1 · Half Scale at A3



W West Elevation
M08-07 1 : 100 at A1 · Half Scale at A3



E East Elevation
M08-07 1 : 100 at A1 · Half Scale at A3



S South Elevation
M08-07 1 : 100 at A1 · Half Scale at A3

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Typology M8

Elevations

26008 | REV

M08-02 | **A**

16/10/2026 3:40:23 pm