KAPITI ROAD - FAST TRACK APPLICATION (SUBSTANTIVE)

LANDSCAPE GRAPHIC ATTACHMENT - RESOURCE CONSENT

FOR THE WELLINGTON COMPANY LIMITED

PROJECT NO. 2023_103 | 23 OCTOBER 2026 | REVISION C

KAPITI ROAD, PARAPARAUMU | FAST TRACK APPLICATION (SUBSTANTIVE)

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Client name: The Wellington Company Limited

Author: Dave Compton-Moen | Alison Radford

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A	21/10/2026	Resource Consent	AR	DCM	DCM
B	22/10/2026	Minor updates	AB	DCM	DCM
C	23/10/2026	Lot number updates	AB	DCM	DCM

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SECTION A | CONTEXT

004 LOCATION PLAN

005 LOCAL AMENITY & CONNECTIVITY

006 DISTRICT PLAN - CONTEXT

007 DISTRICT PLAN - CURRENT STRUCTURE PLAN

008 TOPOGRAPHY MAP

009 DESIGN PROCESS



A. LOCATION PLAN - KAPITI ROAD, PARAPARAUMU (1:20,000 @ A3)

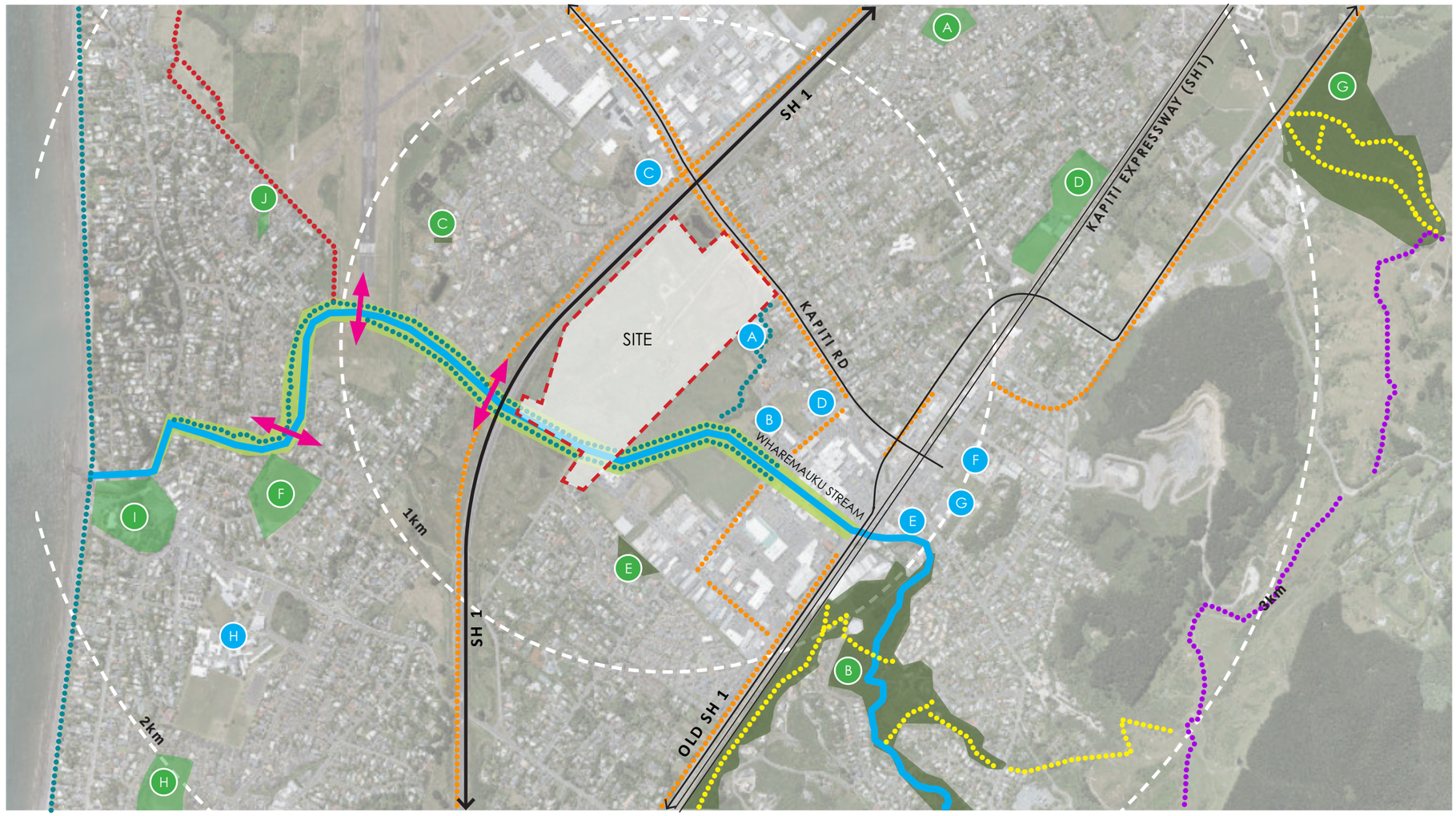
Map / image source: GRIP LTD

LOCATION PLAN

LEGEND

	COMMUNITY/PUBLIC FACILITIES		
	Destination	**Distance**	**Walking Time**
A	Coastlands Aquatic Centre	15m	1 minute
B	Paraparaumu Library	450m	5 minutes
C	Our Lady of Kapiti School (Playing Fields, Tennis Courts, Netball Court, Playground))	600m	8 minutes
D	Kapiti Primary School (Playing Fields, Tennis Courts, Basketball Court)	700m	10 minutes
E	Paraparaumu Playcentre (Playground)	1.0km	14 minutes
F	Paraparaumu Train Station	1.0km	14 minutes
G	Paraparaumu School (Playing Fields, Basketball Court, Playground)	1.0km	14 minutes
H	Kapiti College (Playing Fields, Basketball Courts, Playground)	2.50km	38 minutes

	RECREATION		
	Destination	**Distance**	**Walking Time**
A	Pohutukawa Park (Playground)	1.0km	15 minutes
B	Kaitawa Reserve (Playground)	1.0km	15 minutes
C	Milne Drive Reserve	1.5km	20 minutes
D	Paraparaumu Domain (Playing Fields)	1.5km	20 minutes
E	Manawa Avenue Recreation Reserve (Playground)	1.5km	20 minutes
F	Weka Park (Playing Fields, Playground)	2.0km	29 minutes
G	Barry Hadfield Nikau Reserve	2.5km	35 minutes
H	Mathews Park (Playground)	2.5km	38 minutes
I	Raumati Marine Gardens (Playground)	3.0km	39 minutes
J	Simpson Crescent Reserve (Playground)	3.5km	44 minutes



A. CONTEXT PLAN - KAPITI ROAD, PARAPARAUMU (15,000 @ A3)

Map / image source: Greater Wellington Region Maps

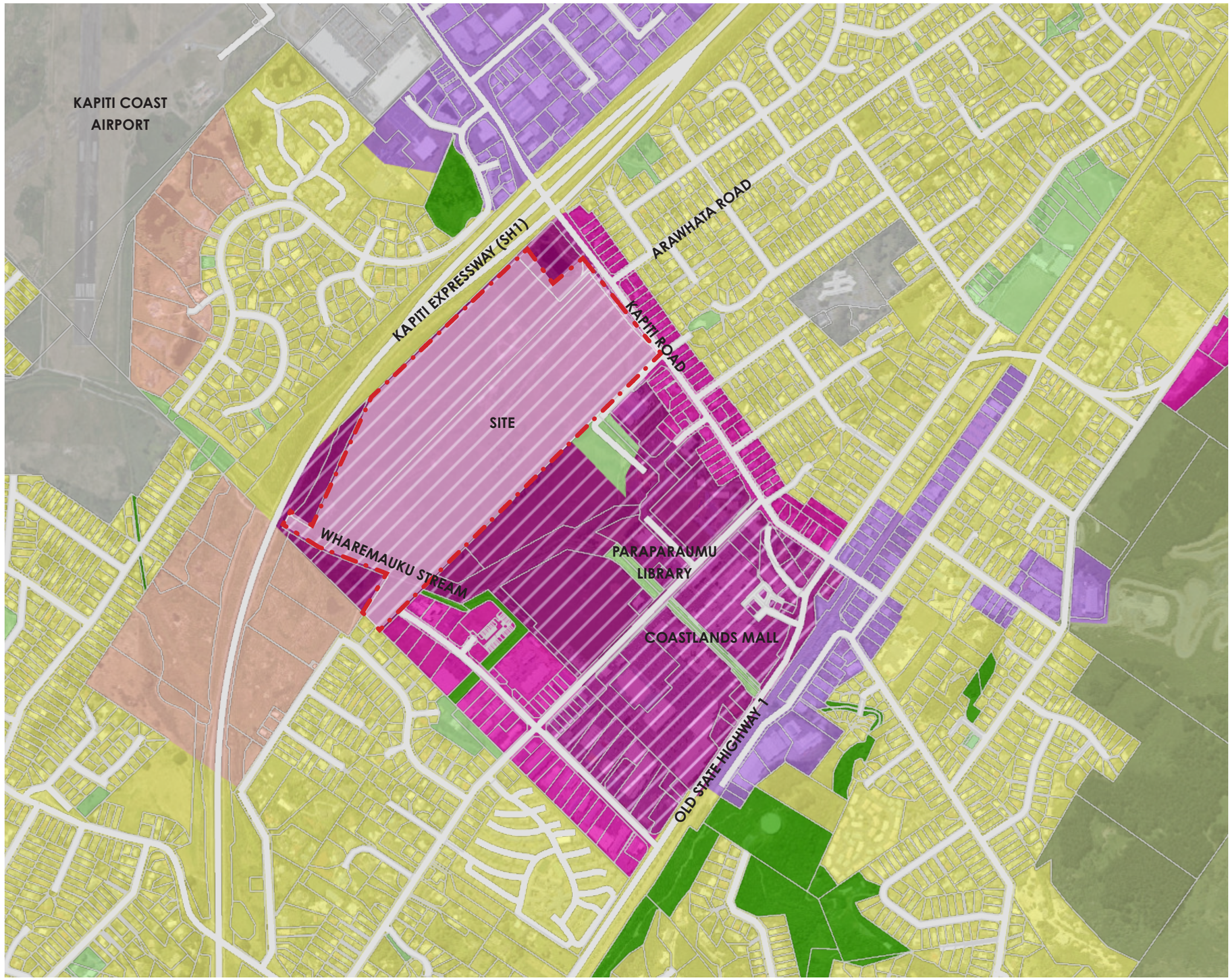
KEY

- Site Boundary
- On-Road Cycle Network
- Gravel Pedestrian / Cycle Network
- Paved Pedestrian / Cycle Network
- Walking Trail
- Mountain Bilking Trail
- Pedestrian / Cycle Network Connections Across Streams
- Wharemauku Stream Corridor
- Parks
- Reserves

LOCAL AMENITY AND CONNECTIVITY

LEGEND

- Site Boundary
- General Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Mixed Use Zone
- Town Centre Zone
- Metropolitan Centre Zone
- Natural Open Space Zone
- Airport/ Hospital Zone



A. DISTRICT PLAN CONTEXT MAP (1:9,000 @ A3)

Map / image source: KCDC Spatial Data

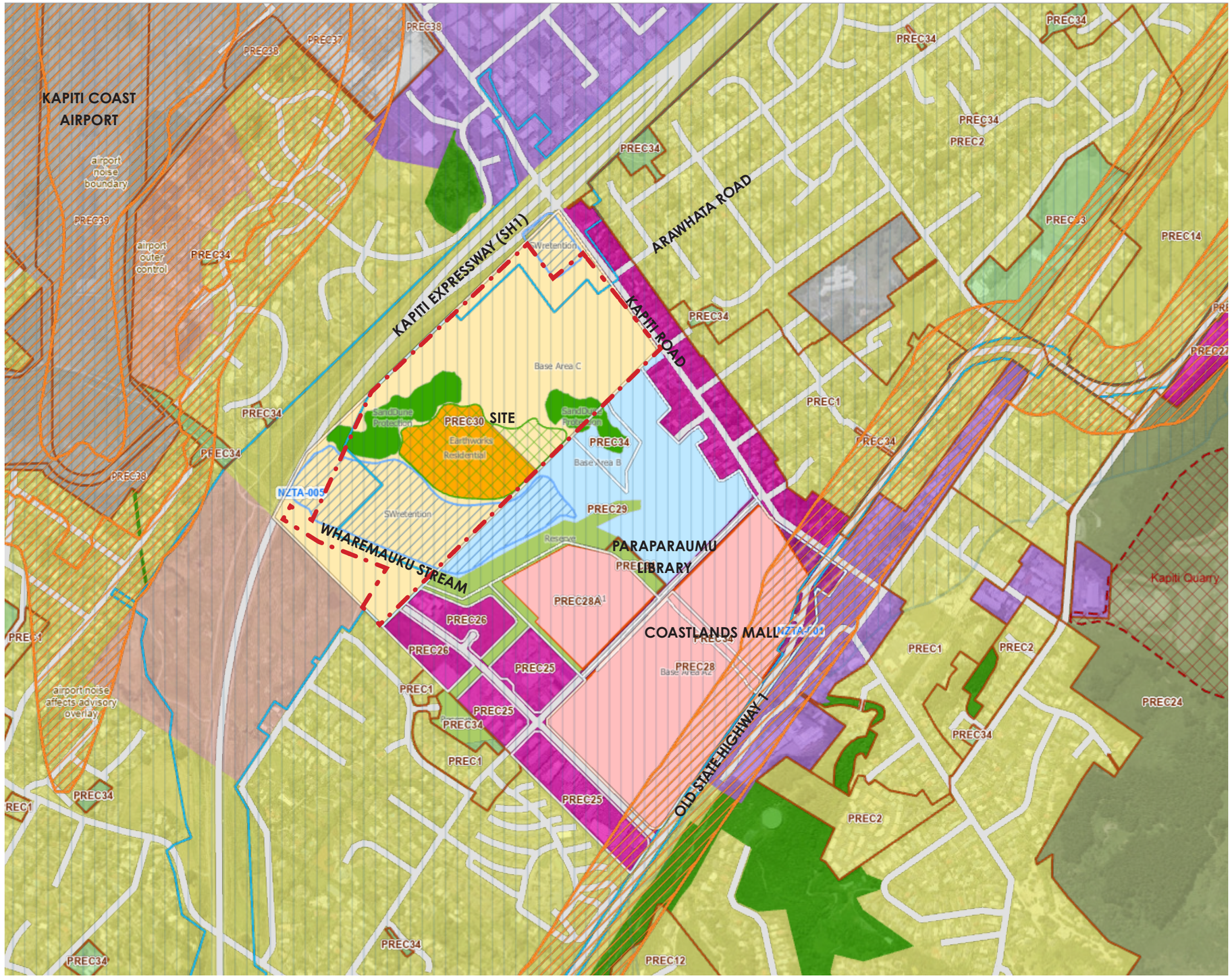
DISTRICT PLAN CONTEXT

LEGEND

- Site Boundary
- Noise Corridor
- Quarry
- Precinct
- Base Area A
- Base Area B
- Base Area C
- Reserve
- Residential
- SandDune Protection
- Transportation Corridor

DISTANCES FROM SITE

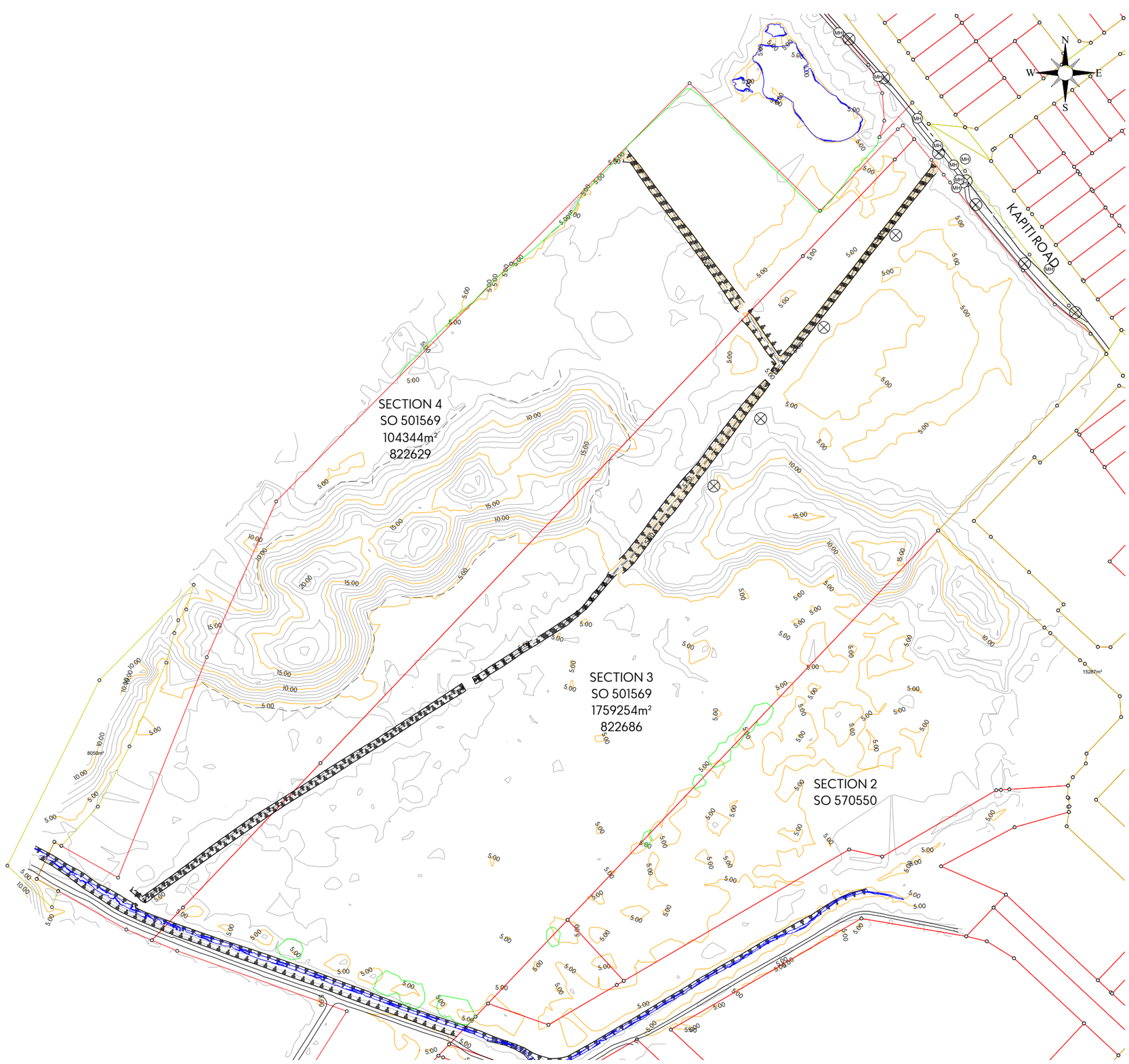
Local Primary School	300m
Town Centre	0m
Local Shops	200m
Railway Station	400m



A. OPERATIVE STRUCTURE PLAN (1:9,000 @ A3)

Map / image source: KCDC Spatial Data

DISTRICT PLAN - CURRENT STRUCTURE PLAN



NOTES

1. LEVELS ARE IN TERMS OF NZ VERTICAL DATUM 2016
   ORIGIN OF LEVELS
   SP 4 SO 400686 (CUKD)
   RL 9.01m

2. COORDINATES ARE IN TERMS NZ GEODETIC DATUM 2000 WANGANUI CIRCUIT
   ORIGIN OF COORDINATES
   SP 4 SO 400686 (CUKD)
   725013.25 mN 359142.38 mE

3. CONTOURS ARE AT 1.00m INTERVALS. CONTOURS SHOWN ON THIS PLAN HAVE BEEN ELECTRONICALLY COMPUTED FROM SPOT HEIGHT DETERMINATIONS AND MAY NOT REPRESENT THE TRUE GROUND LEVELS. ANY CRITICAL HEIGHTS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION COMMENCING. CONTOURS SHOWN UNDER ANY BUILDING FOOTPRINT HAVE BEEN INTERPOLATED AND MAY NOT REFLECT THE TRUE GROUND SURFACE IN THESE AREAS.

4. THIS PLAN HAS BEEN CARRIED OUT BY UAV DRONE SURVEY, ESTIMATED TO ACCURACY STANDARDS OF +/-50MM ON HARD STAND AND +/-100MM ON SOFT SURFACES. ALL LEVELS SHOWN ARE CORRECT AT TIME OF SURVEY. CRITICAL DIMENSIONS AND LEVELS SHOULD BE VERIFIED. ANY GROUND SURFACE UNDER HEAVY VEGETATION HAS NOT BEEN ACCURATELY CAPTURED BY THE UAV SURVEY AND THEREFORE MAY NOT RELFECT THE ACCURACY TOLERANCES OUTLINED ABOVE.

5. GROUND BASED SURVEY SPOT CHECKS HAVE BEEN UNDERTAKEN TO COMPARE WITH SURFACE. PURODUCED BY UAV. VARIANCES WERE FOUND BETWEEN LEVELS IN THE VINCITY 50MM TO 500MM+/-. THE AREAS WITH THE LARGEST DIFFERENCES WERE FOUND TO BE WHERE THE GRASS AND VEGETATION COVERAGE WAS SUBSTANTIAL.

6. IT IS THE INTENTION OF THIS SURVEY TO BE READ IN CONJUCTION WITH ELECTRONIC DWG FILE. SEE DRAWING 1942-01-050.DWG FOR FULL SURFACE INFORMATION.

7. BOUNDARIES SHOWN ON THIS PLAN HAVE BEEN EXTRACTED FROM THE LATEST XML INFORMATION HELD BY LANDONLINE AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.

8. ALL EASEMENTS, COVENANTS AND OTHER LEGAL INSTRUMENTS ASSOCIATED WITH THIS SITE MAY NOT BE SHOWN ON THIS PLAN. AN INVESTIGATION OF THE MOST CURRENT LEGAL RECORDS SHOULD BE UNDERTAKEN PRIOR TO DESIGN AND CONSTRUCTION COMMENCING.

9. SERVICES POSITIONS AND ALIGNMENT MAY HAVE BEEN OBTAINED FROM THIRD PARTY RECORDS AND SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION COMMENCING. ENVELOPE SURVEYING DOES NOT IN ANY WAY GUARANTEE THE ACCURACY OF ANY UNDERGROUND SERVICE SHOWN ON THIS PLAN.

10. THIS PLAN MAY NOT PROVIDE ENOUGH INFORMATION FOR HEIGHT TO BOUNDARY CALCULATIONS. WHERE ANY PROPOSED BUILDING OR PART THEREOF IS REQUIRED TO MEET COUNCIL'S HEIGHT IN RELATION TO BOUNDARY CONTROLS, ENVELOPE SURVEYING SHOULD BE CONSULTED.

11. THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

12. THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE SURVEYING.

13. LEGAL DESCRIPTIONS

SECTION 3 & 4 SO 501569
COMPRISED IN RT 822686 & 822629
TOTAL AREA 28.0269 Ha

LEGEND

- WATER — GIS WATER MAIN
- SS — GIS SEWER MAIN
- SW — SW — GIS STORMWATER MAIN
- EDGE OF SEAL
- GUTTER FLOW
- FENCE
- TOP OF KERB
- EDGE OF CONCRETE
- WALL BOTTOM
- EDGE OF VEGETATION
- BUILDING OUTLINE
- BUILDING DECK
- UNDERLYING XML BDY
- CONTOUR MAJOR
- CONTOUR MINOR
- BUILDING EAVE
- TOPO BREAKLINE
- TOPO BOTTOM OF BANK
- TOPO TOP OF BANK
- GATE
- E — O/H POWER LINE
- POST
- D — BUILDING DOWN PIPE
- SUMP
- T — COMMS PLINTH
- POWER POLE
- WATER VALVE
- W — WATER TOBY
- H — HYDRANT
- TREE
- MH — MANHOLE
- UNKNOWN LID
- SITE BENCHMARK
- GULLY TRAP
- STORMWATER OUTLET
- G — GAS VALVE
- STREET LIGHT

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REVISIONS:

REV	NOTES	BY	DATE
A	FOR INFORMATION	SGR	16.05.23

PROJECT:
THE WELLINGTON COMPANY ASSET MANAGEMENT LIMITED
KAPITI ROAD, PARAPARAUMU

TITLE:
SITE SURVEY

ENVELOPE SURVEYING
WWW.ENVELOPE-ENG.CO.NZ

SURVEYED:	KMP (17.04.23)	DRAWN:	SGR
CHECKED:	ELC	DATE:	17-May-2023
SCALE AI:	1:1500		A3 Scale 1:3000
STATUS:	CLIENT ISSUE		

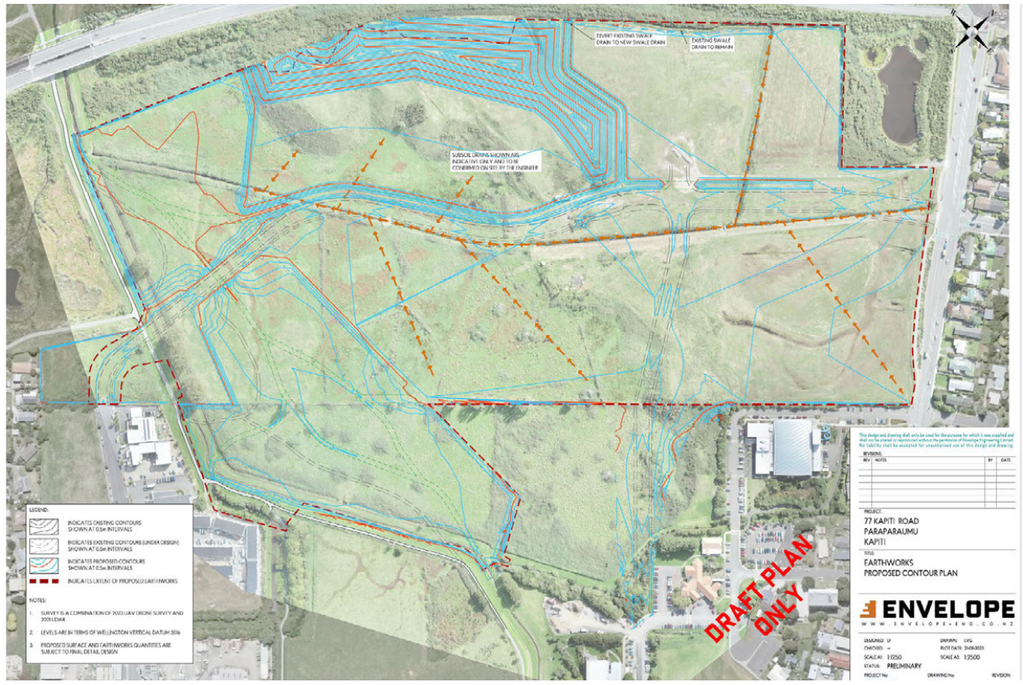
A. SITE SURVEY PLAN (1:3,000 @ A3)

Map / image source: Envelope Surveying

TOPOGRAPHY MAP



A. 2023 MASTER PLAN DEVELOPMENT (2023)



B. 2023 SUBDIVISION APPLICATION WITH A MODIFIED DUNE BUT NO SUPPORTING MASTER PLAN OR LANDUSE CONSENT



A. LANDSCAPE CONCEPT MASTERPLAN 001 (SCALE 1:2,500 @A3)

LANDSCAPE CONCEPT MASTERPLAN 001

C. 2025 LANDSCAPE MASTER PLAN WITH NO DUNE BUT PROVISION FOR WHALESONG AND A CENTRAL SWALE ON THE LINK ROAD

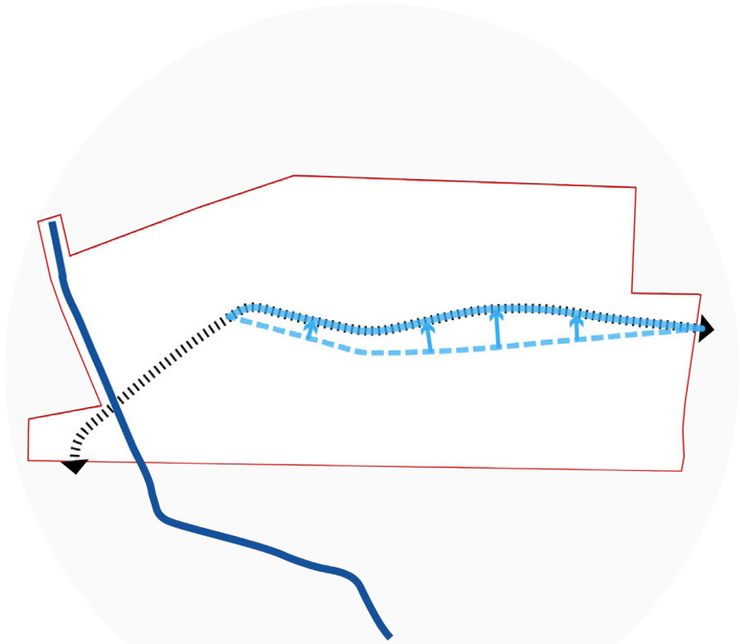


D. THE 2025 MASTER PLAN INCLUDED WHALESONG AND A LINEAR PARK RUNNING ALONG THE EDGE OF THE WETLAND AND WHAREMAUKU

DESIGN PROCESS - PROJECT TIMELINE

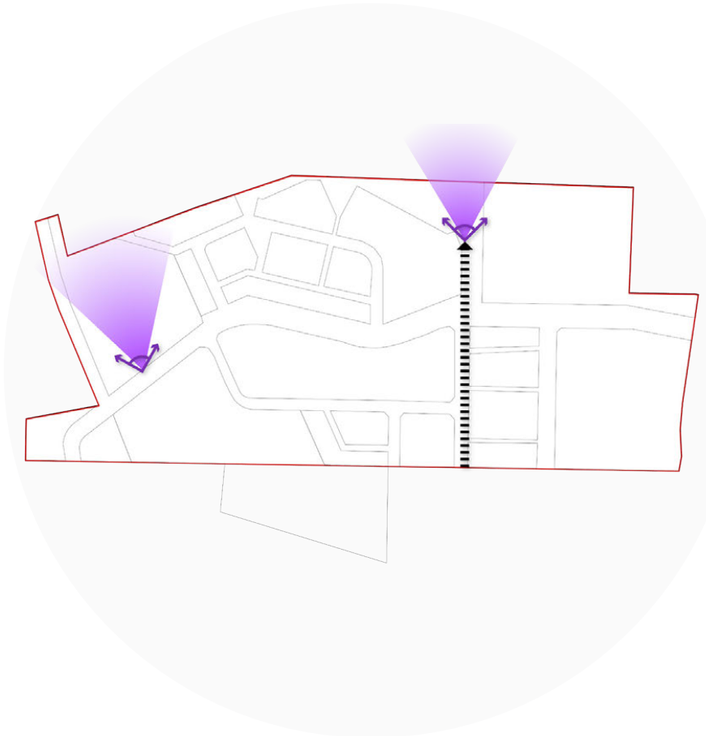
SECTION B | PROPOSAL

011-012	DESIGN DRIVERS DIAGRAMS
013	PUBLIC OPEN SPACE & CONNECTIVITY PLAN
014	DUNE/HILL - EXISTING VS. PROPOSED LANDFORM
015-021	MASTERPLAN - 001 TO 005
022-023	ELEVATED PERSPECTIVES - MASTERPLAN



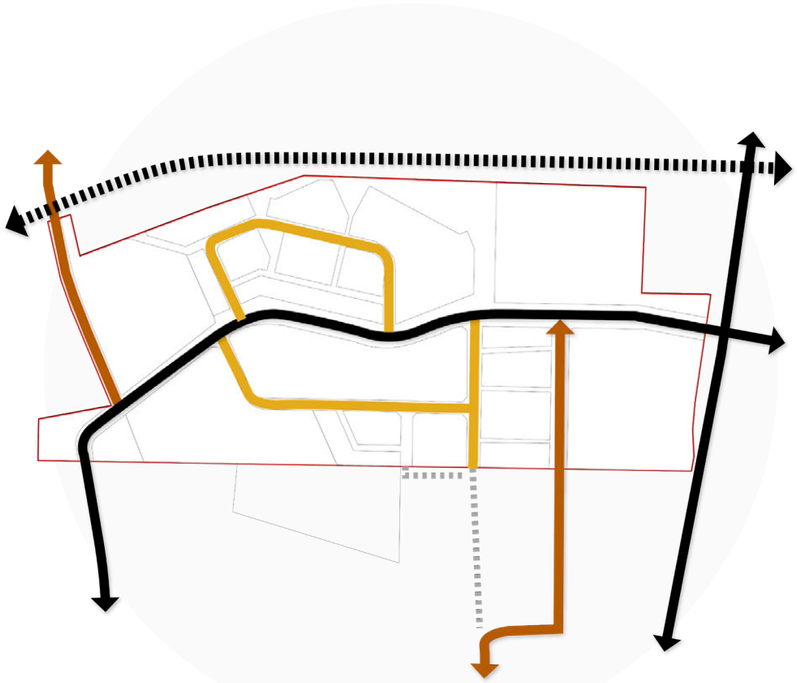
DRAIN REALIGNMENT

The existing drain is retained and realigned alongside the main road network. A naturalised treatment allows it to remain part of the site's existing landscape character.



VIEWSHAFTS

Use the alignment of key streets to maintain views towards KAPITI Island, helping reinforce a sense of place, orientation and connection to the surrounding landscape.



MAJOR ROAD NETWORK

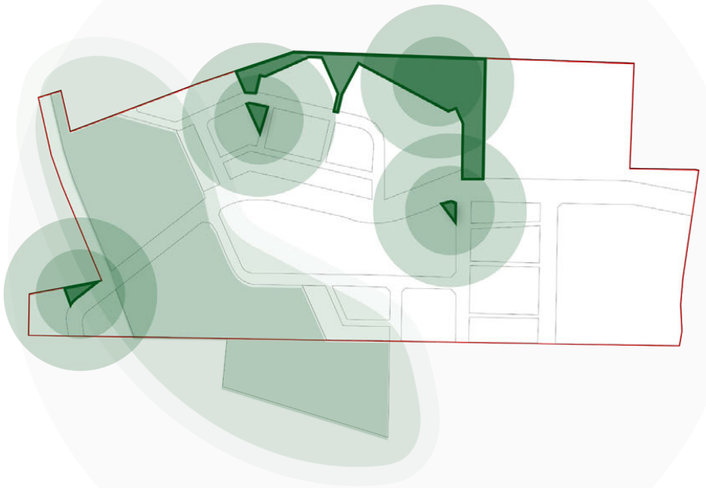
Establish a well-connected street structure that supports efficient movement through the site while providing logical connections to the existing surrounding network.

DESIGN DRIVERS DIAGRAMS



DUNE REALIGNMENT

Incorporate the existing dune character through a modified landform strategy to create a strong landscape backdrop to the development, while providing greater separation between the site and the State Highway.



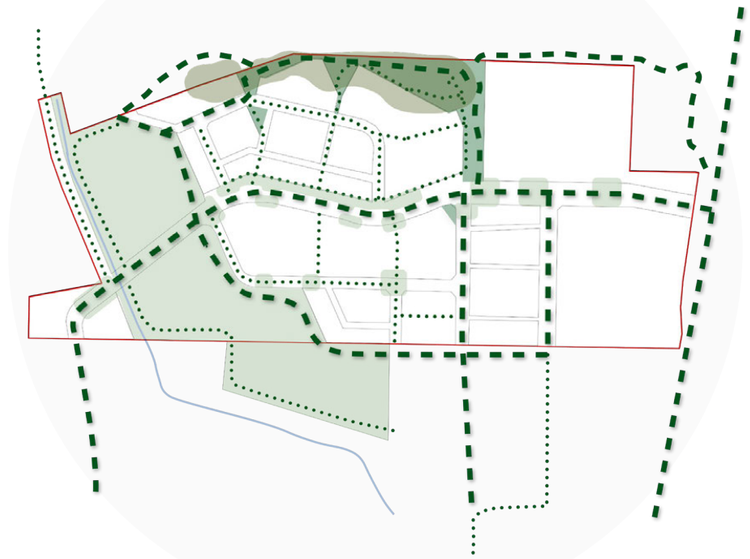
RESERVES AND GREEN SPACES

Create a connected network of reserves and green spaces throughout the development, providing accessible areas for recreation, amenity and everyday use close to residential areas.



STORMWATER MANAGEMENT AREAS

Integrate stormwater management into the wider landscape framework, using wetlands, basins and rain gardens to support drainage, ecological function and the overall open space network.



PEDESTRIAN CONNECTIVITY THROUGH THE GREEN NETWORK

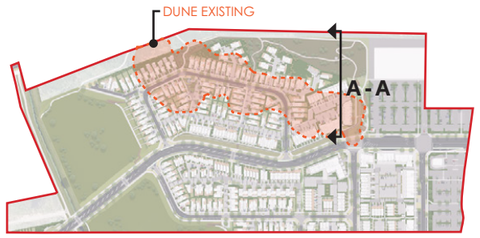
Bring the pedestrian and green networks together to create continuous, accessible routes through the site and strengthen connections between neighbourhoods, reserves and other key spaces.

DESIGN DRIVERS DIAGRAMS



A. OPEN SPACE / CONNECTIVITY PLAN, SCALE 1:2,500 @A3
(ORIGINAL MASTERPLAN BY HARRIOT MELHUISH O'NEILL ARCHITECTS / ATHFIELD ARCHITECTS)

PUBLIC OPEN SPACE & CONNECTIVITY STRATEGY PLAN

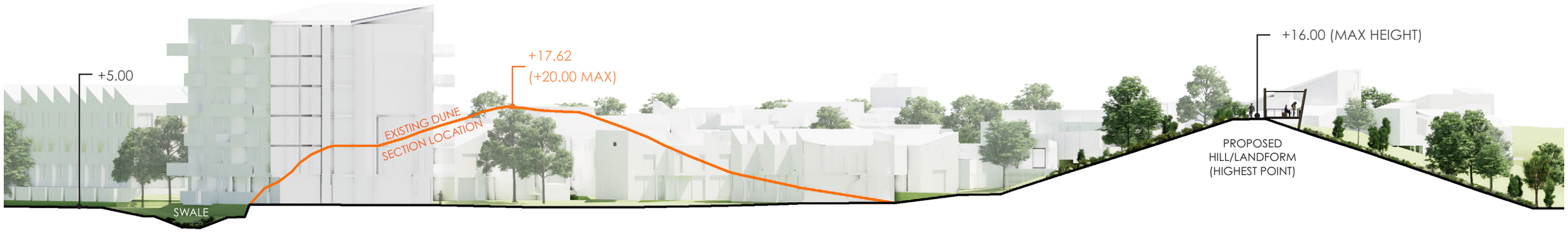


A. SECTION-ELEVATION A-A LOCATION PLAN (NTS)

LEGEND

+00.00 EXISTING DUNE RL (NZVD2016)

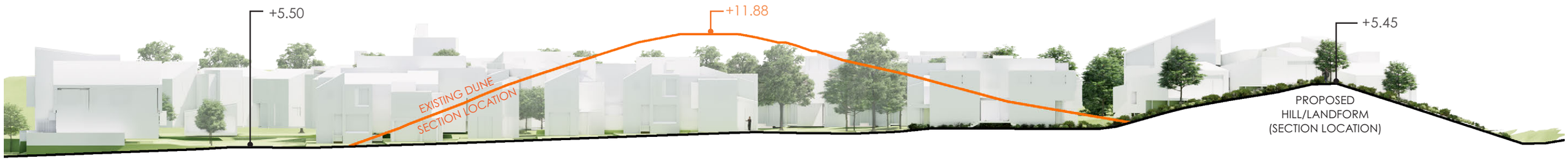
+00.00 PROPOSED RL (NZVD2016)



B. SECTION-ELEVATION A-A (SCALE 1:500@A3)



C. SECTION-ELEVATION B-B LOCATION PLAN (NTS)



D. SECTION-ELEVATION B-B (SCALE 1:500@A3)

0 10 20 40 60

DUNE/HILL - EXISTING VS PROPOSED LANDFORM



A. LANDSCAPE CONCEPT MASTERPLAN (SCALE 1:2,500 @A3)

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **MASTERPLAN 001**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:2000 @A3

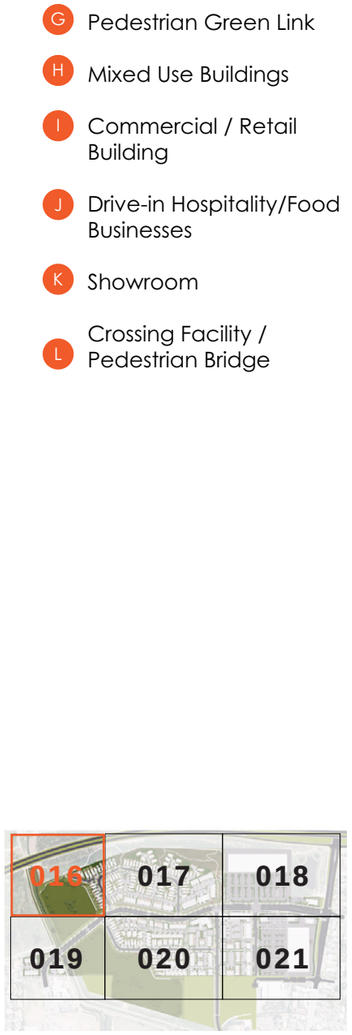
revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link
- H Mixed Use Buildings
- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN A (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN A**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

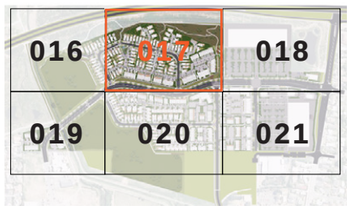
REGISTERED LANDSCAPE ARCHITECT
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WWW.DCMURBAN.COM

project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
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- C Dune and Walkway
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- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN B (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN B**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

REGISTERED LANDSCAPE ARCHITECT

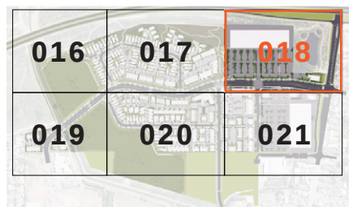
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project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link
- H Mixed Use Buildings
- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN C (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN C**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

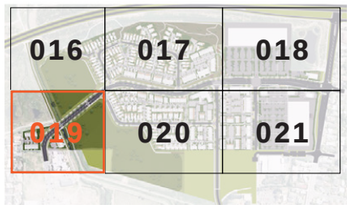
revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

REGISTERED LANDSCAPE ARCHITECT
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project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link
- H Mixed Use Buildings
- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN D (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN D**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

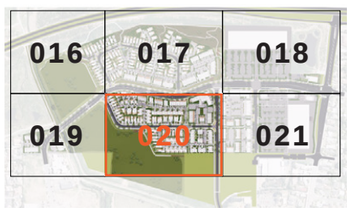
REGISTERED LANDSCAPE ARCHITECT
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CHRISTCHURCH 8011
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project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link
- H Mixed Use Buildings
- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN E (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN E**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

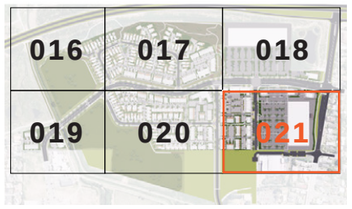
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project no / drawing no: **2023_103** revision: **C**

LEGEND

- Site Boundary
- A Wetland
- B Wharemauku Stream Corridor
- C Dune and Walkway
- D Swale
- E Reserve
- F Open Space Plaza
- G Pedestrian Green Link
- H Mixed Use Buildings
- I Commercial / Retail Building
- J Drive-in Hospitality/Food Businesses
- K Showroom
- L Crossing Facility / Pedestrian Bridge





A. LANDSCAPE CONCEPT PLAN F (SCALE 1:1,000 @A3)

0 10 20 40 60

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **LANDSCAPE CONCEPT PLAN F**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:1000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

REGISTERED LANDSCAPE ARCHITECT

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project no / drawing no: **2023_103** revision: **C**



A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

ELEVATED PERSPECTIVE - MASTERPLAN (VIEW LOOKING WEST INTO SITE)



A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

ELEVATED PERSPECTIVE - MASTERPLAN (VIEW LOOKING EAST INTO SITE)

SECTION C | OPEN SPACE

025-026 PLAN & PERSPECTIVE - PLAZA AREA

027-029 PLAN & PERSPECTIVES - PLAYGROUND 01

030-031 PLAN & PERSPECTIVES - PLAYGROUND 02

LEGEND

- Reserve boundary
- Building overhang
- A 3.5m wide entry path into plaza
- B Raised lawn/breakout seating area with concrete edge and timber bench seating
- C In-ground planter
- D 1.5m wide paving setts to define retail/ hospo entrances
- E Back of house/ service court
- F Back entrance for apartments



Note: Refer to Playground & Furniture Palette for specific equipment/products

A. PLAZA AREA - PLAN (1:200 @A3)

0 5 10 15

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **PLAZA AREA - PLAN**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:200 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

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project no / drawing no: **2023_103** revision: **C**



LEGEND

- A 3.5m wide entry path into plaza
- B Raised lawn/breakout seating area with concrete edge and timber bench seating
- C In-ground planter
- D 1.5m wide paving setts to define retail/ hospo entrances

A. LOCATION PLAN NTS

B. ILLUSTRATIVE PERSPECTIVE - VIEW INTO PUBLIC PLAZA AREA (NTS)

PERSPECTIVE - PLAZA AREA

LEGEND

- Reserve boundary
- A — Woobly wood swing set (4x Swings)
- B — Cycle stands x2
- C — Fixed timber bollards to Road frontage (1.5m spacing)
- D — 2m Shared footpath
- E — 2x Picnic tables (Accessible)
- F — Planted Swale (Refer typical swale section)
- G — Steps down to swale/small over bridge
- H — Timber pedestrian bridge over swale
- I — Sloped buffer planting/lawn along apartment boundary
- J — Buffer planting along commercial edge
- K — Wobbly wood teepee
- L — Wobbly wood Activity trail 2125
- M — Removable timber bollard
- N — Crossing over Link Rd
- O — 6x6m leaseable concrete area for portable coffee cart



Note: Refer to Playground & Furniture Palette for specific equipment/products

A. PLAYGROUND 01 - PLAN A (1:250 @A3)

0 5 10 15 20

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **PLAYGROUND 01 - PLAN A**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:250 @A3

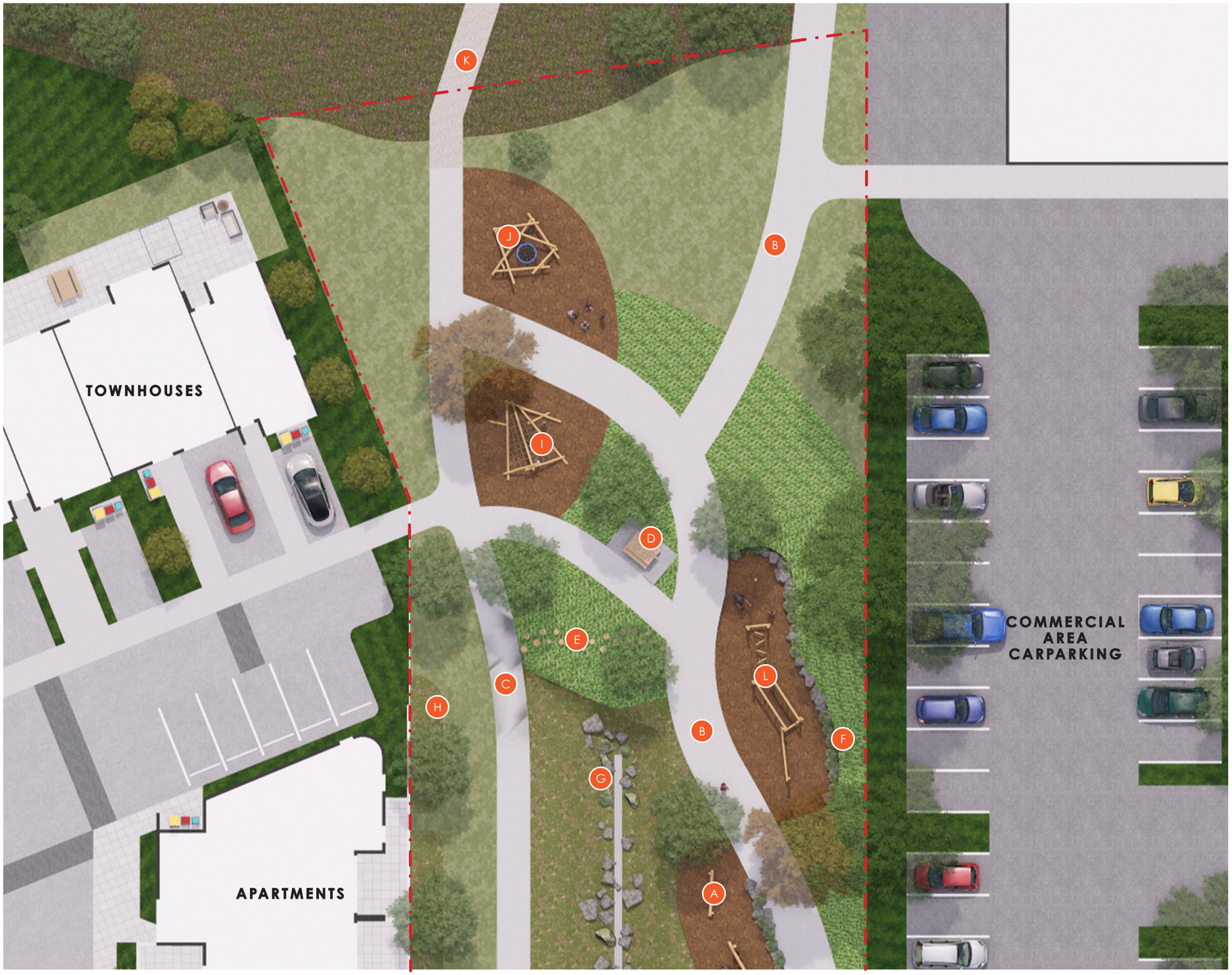
revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

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project no / drawing no: **2023_103** revision: **C**

LEGEND

- Reserve boundary
- A Wooden activity trail 2125
- B 2.5m Shared footpath
- C 1.8m Pedestrian footpath
- D Picnic table
- E Wooden stepping logs through garden bed
- F Buffer planting along commercial edge
- G Planted Swale (Refer typical swale section)
- H Sloped buffer planting/lawn along apartment boundary
- I Natures Recluse wooden play
- J The lair - midi wooden play
- K Pathway up dune to lookout point (route/ materiality TBC)
- L Wooden activity trail 2127



Note: Refer to Playground & Furniture Palette for specific equipment/products

A. PLAYGROUND 01 - PLAN B (1:250 @A3)

0 5 10 15 20

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **PLAYGROUND 01 - PLAN B**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:250 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

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project no / drawing no: **2023_103** revision: **C**





LEGEND

- A Planted Swale (refer typical swale section)
- B Wooden, nature-based play equipment (refer to playground equipment section)
- C 2.5m shared footpath

A. LOCATION PLAN NTS

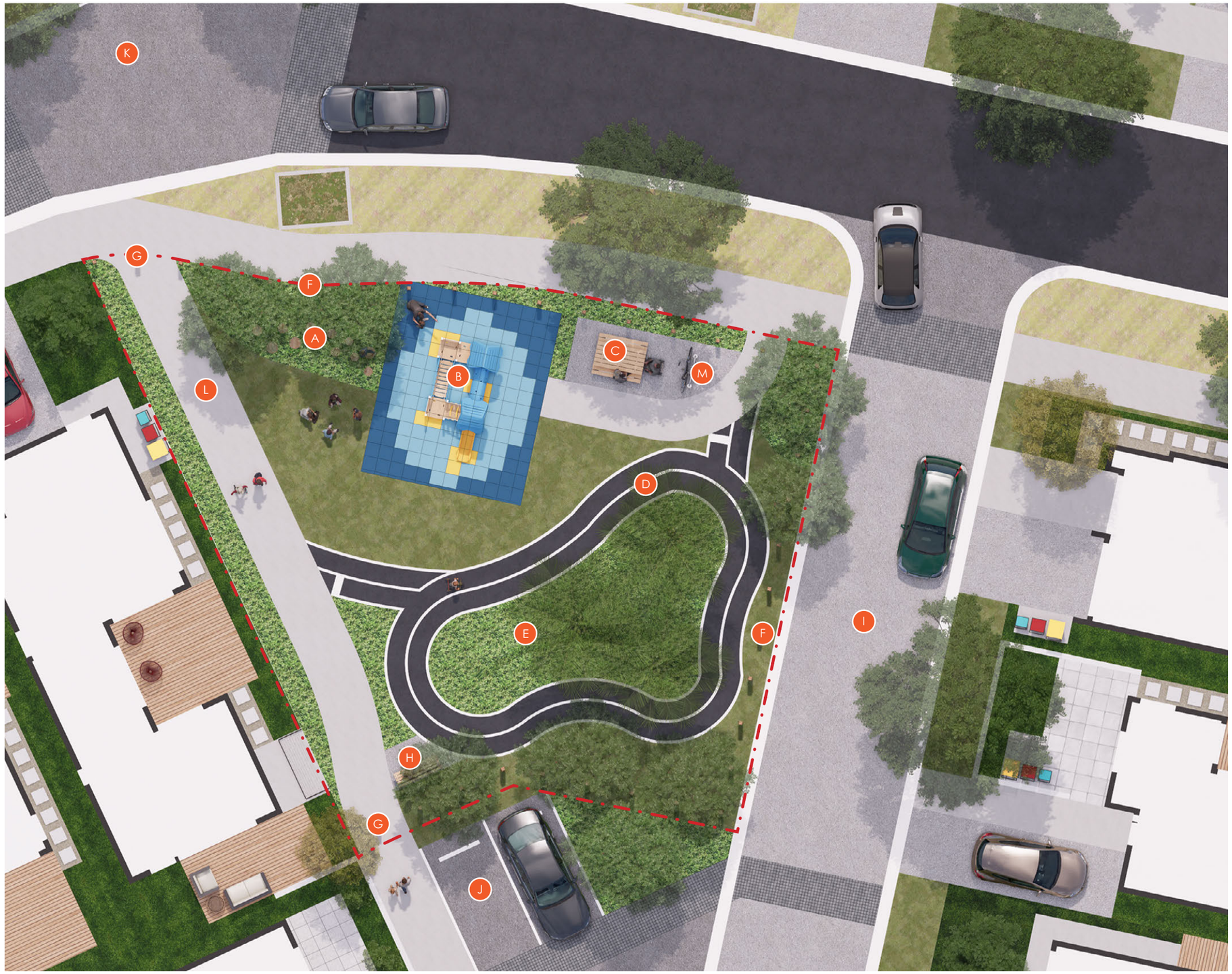
B. ELEVATED PERSPECTIVE (NTS)

PERSPECTIVE - PLAYGROUND 01

Note: Refer to Playground & Furniture Palette for specific equipment/products

LEGEND

- Reserve boundary
- A Wooden stepping logs
- B Play tower (Junior)
- C Picnic table (Accessible)
- D 1.5m wide ‘learn to ride’ track
- E Mixed (low) planting within track area
- F Fixed timber bollards to perimeter of park (1.5m spacing)
- G Removable timber bollard
- H Timber bench seat
- I 5m Wide shared street
- J Potential car parking x2
- K Path connection to Dune walkway
- L 1.8m footpath
- M 1 x cycle stand



Note: Refer to Playground & Furniture Palette for specific equipment/products

A. PLAYGROUND 02 - PLAN 1 (1:150 @A3)

0 5 10 15

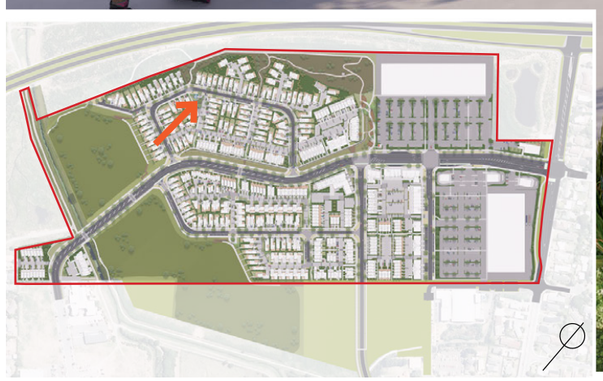
client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **PLAYGROUND 02 - PLAN**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:150 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

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project no / drawing no: **2023_103** revision: **C**





LEGEND

- A Play tower (Junior)
- B Picnic table (Accessible)
- C Wooden stepping logs
- D 1.5m wide ‘learn to ride’ track
- E 1.8m footpath

Note: Refer to Playground & Furniture Palette for specific equipment/products

A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

PERSPECTIVE - PLAYGROUND 02

SECTION D | MOVEMENT

033	STREET HIERARCHY PLAN
034-040	STREET CROSS SECTIONS
041-043	PERSPECTIVE VISUALISATIONS - KEY INTERSECTIONS

LEGEND

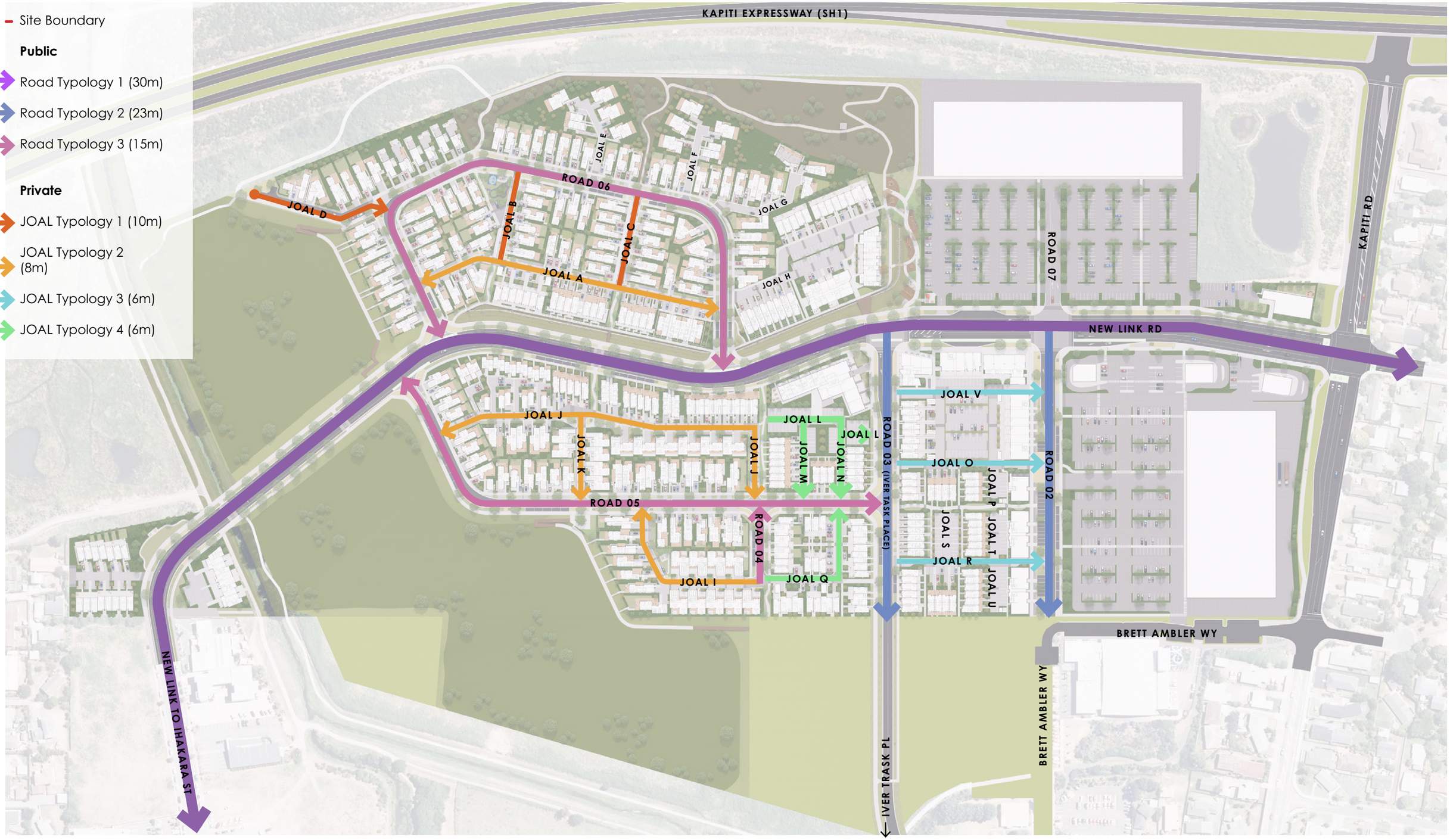
- Site Boundary

Public

- Road Typology 1 (30m)
- Road Typology 2 (23m)
- Road Typology 3 (15m)

Private

- JOAL Typology 1 (10m)
- JOAL Typology 2 (8m)
- JOAL Typology 3 (6m)
- JOAL Typology 4 (6m)



A. STREET HIERARCHY PLAN (SCALE 1:2500 @ A3)

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **STREET HIERARCHY PLAN**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
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C	Lot number updates	AR	23/10/2026

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project no / drawing no: **2023_103** revision: **C**



LEGEND

- Road reserve boundary
- A Footpath
- B Shared path
- C Swale
- D Rain gardens/ berm
- E Rain gardens/ parking
- F Carriageway
- G Indicative bridge over swale
- H Link reserve (1.8m path)
- I Block wall (1.6m H) with balustrade (1.0m H), planting in front

A. 30M ISOMETRIC - NTS

ROAD TYPE 1 (30M WIDE- LINK ROAD)

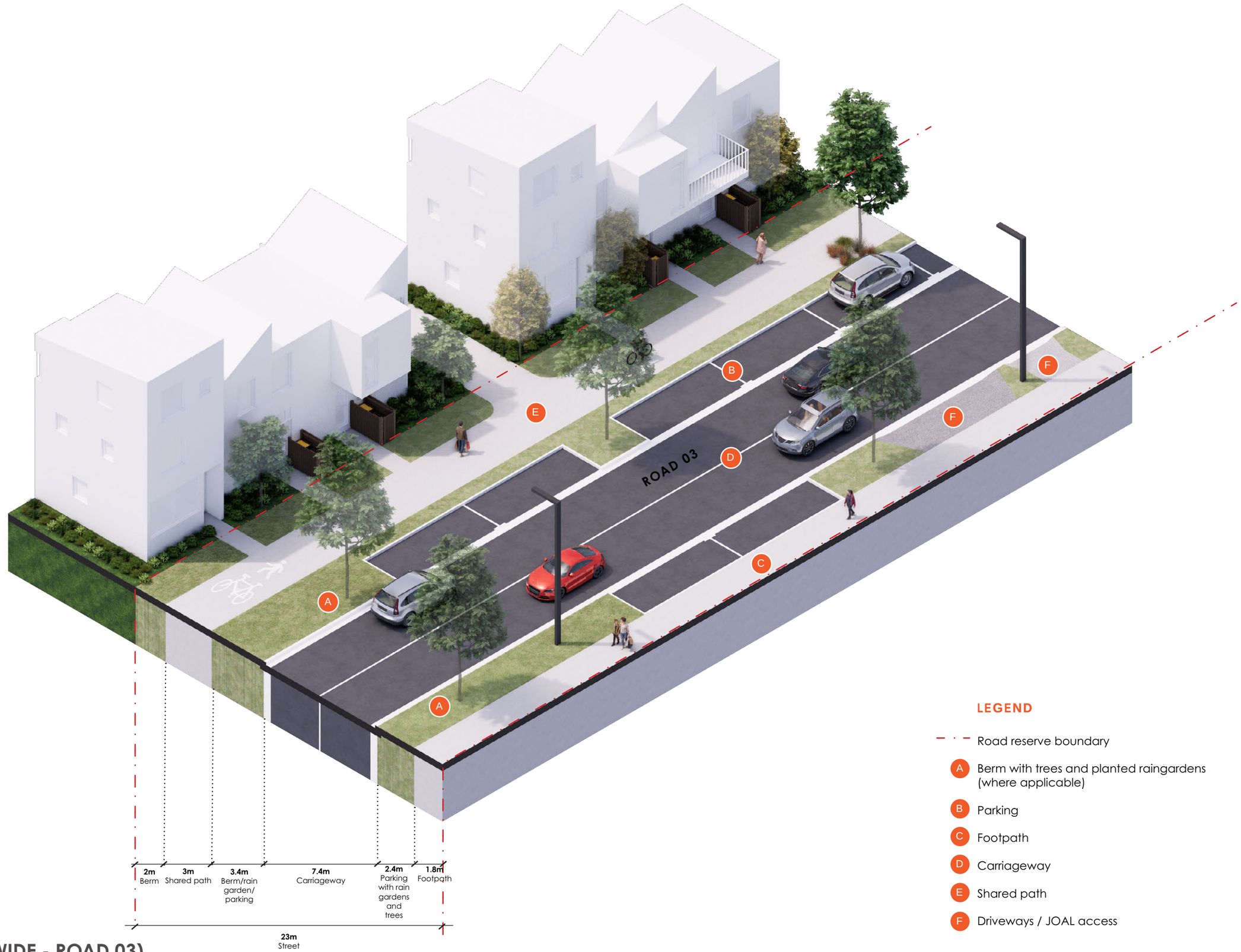


A. 23M ISOMETRIC - NTS

LEGEND

- Road reserve boundary
- A Planted rain garden with trees/ berm
- B Furniture zone
- C Parking
- D Footpath
- E Carriageway

ROAD TYPE 2 (23M WIDE - ROAD 02)



A. 23M ISOMETRIC - NTS

ROAD TYPE 2 (23M WIDE - ROAD 03)

LEGEND

- Road reserve boundary
- A Berm with trees and planted raingardens (where applicable)
- B Parking
- C Footpath
- D Carriageway
- E Shared path
- F Driveways / JOAL access

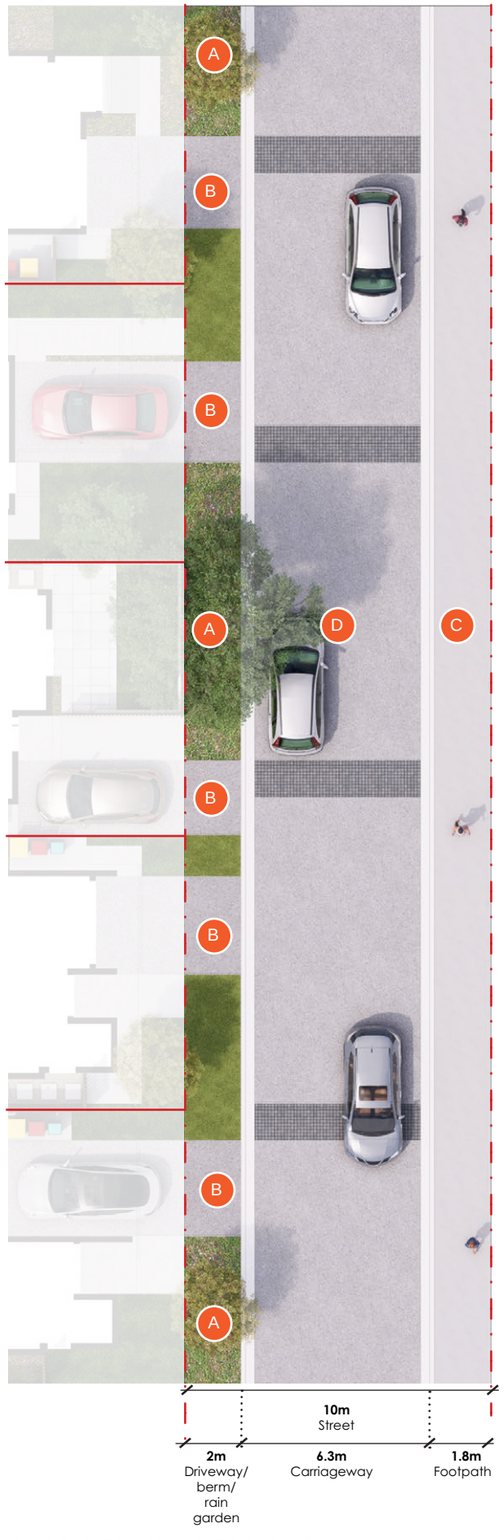


A. 15M ISOMETRIC - NTS

LEGEND

- Road reserve boundary
- A Planted rain garden with trees/ berm
- B Driveways
- C 1.8m wide footpath (typical), 2.5m along wetland road interface
- D Carriageway
- E Parking

ROAD TYPE 3 (15M WIDE - ROAD 04, 05, 06)



A. 10M PLAN - 1:200 @A3

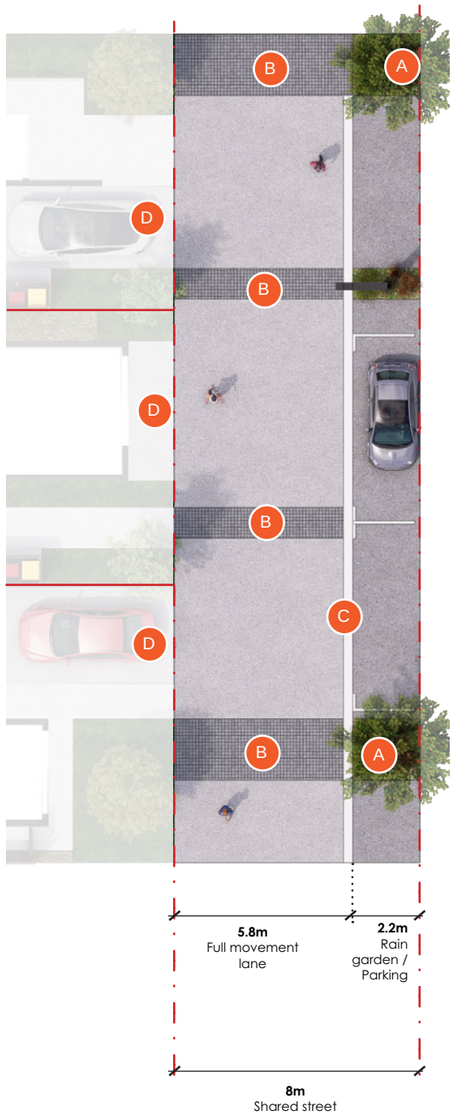


B. 10M ISOMETRIC - NTS

LEGEND

- Road reserve boundary
- Lot boundary
- A Planted rain garden with trees
- B Driveways
- C Footpath
- D Carriageway

JOAL TYPE 1 STREET (10M WIDE - JOAL B,C,D)



A. 8M PLAN - 1:200 @A3



B. 8M ISOMETRIC - NTS

LEGEND

- Road reserve boundary
- Lot boundary
- A Planted rain garden
- B Paved banding
- C Dish channel drain
- D Driveways

JOAL TYPE 2 (8M WIDE- JOAL A, J, K, I)



LEGEND

- Road reserve boundary
- A — Planted rain garden
- B — Pinch points (4m minimum width)
- C — Paved banding
- D — 1.5m footpath

A. 6M ISOMETRIC - NTS

JOAL TYPE 3 (6M WIDE - JOAL V,O,R)



LEGEND

- A Existing 3.0m Wide shared path
- B Existing planting along Kapiti rd
- C Planted buffer (1m high / 3m wide)
- D 2m High solid timber acoustic fence behind planted buffer to screen service/loading area for commercial building
- E Indicative pylon sign for drive-in hospitality/food businesses

A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

PERSPECTIVE - KAPITI RD/ NEW LINK RD INTERSECTION



LEGEND

- A 2.5m Wide shared path
- B 1.8m wide pedestrian path adjacent to planted swale
- C Movable coffee cart to activate frontage and play ground adjacent
- D Footbridge across swale
- E Informal pedetrian gate access from apartments onto battered lawn area next to swale
- F Retail plaza area (refer to pages 025-026)

A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

PERSPECTIVE - COMMERCIAL AREA/TOWN CENTRE INTERSECTION



A. LOCATION PLAN NTS

B. ELEVATED PERSPECTIVE (NTS)

LEGEND

- A 2.5m Wide shared path in road reserve
- B 2.5m Wide shared path (permeable concrete) at base of wetland
- C 2.5m Wide boardwalk with fibre glass mesh grated decking (refer to landscape details for further info)
- D Wetland batter/basin plant species shown indicatively, refer to Bioresearches Landscape Ecologist plans for plant species
- E Rain gardens and street tree planting in road reserve

PERSPECTIVE - LINK RD TO WETLAND INTERSECTION

SECTION E | INTERFACES

045	INTERFACE TREATMENT - COMMERCIAL AREA TO KAPITI RD
046	INTERFACE TREATMENT - SWALE TO RESIDENTIAL
047-048	INTERFACE TREATMENT - LINK RESERVE TO RESIDENTIAL 01 & 02
049	INTERFACE TREATMENT - WETLAND TO RESIDENTIAL
050-051	PERSPECTIVES - WETLAND INTERFACE
052	INTERFACE TREATMENT - DUNE/HILL TO RESIDENTIAL
053-055	PERSPECTIVES - DUNE/HILL WALKWAY & LOOKOUT
056-063	HOUSE TYPOLOGY PLANS - VARIOUS



LEGEND

- A Existing 3.0m Wide shared path
- B Existing planting along Kapiti Rd
- C Planted buffer (1m high / 3m wide)
- D 2m High solid timber acoustic fence behind planted buffer to screen service/ loading area for commercial building

A. SECTION-ELEVATION LANDSCAPE TREATMENT ALONG KAPITI ROAD EXPRESSWAY

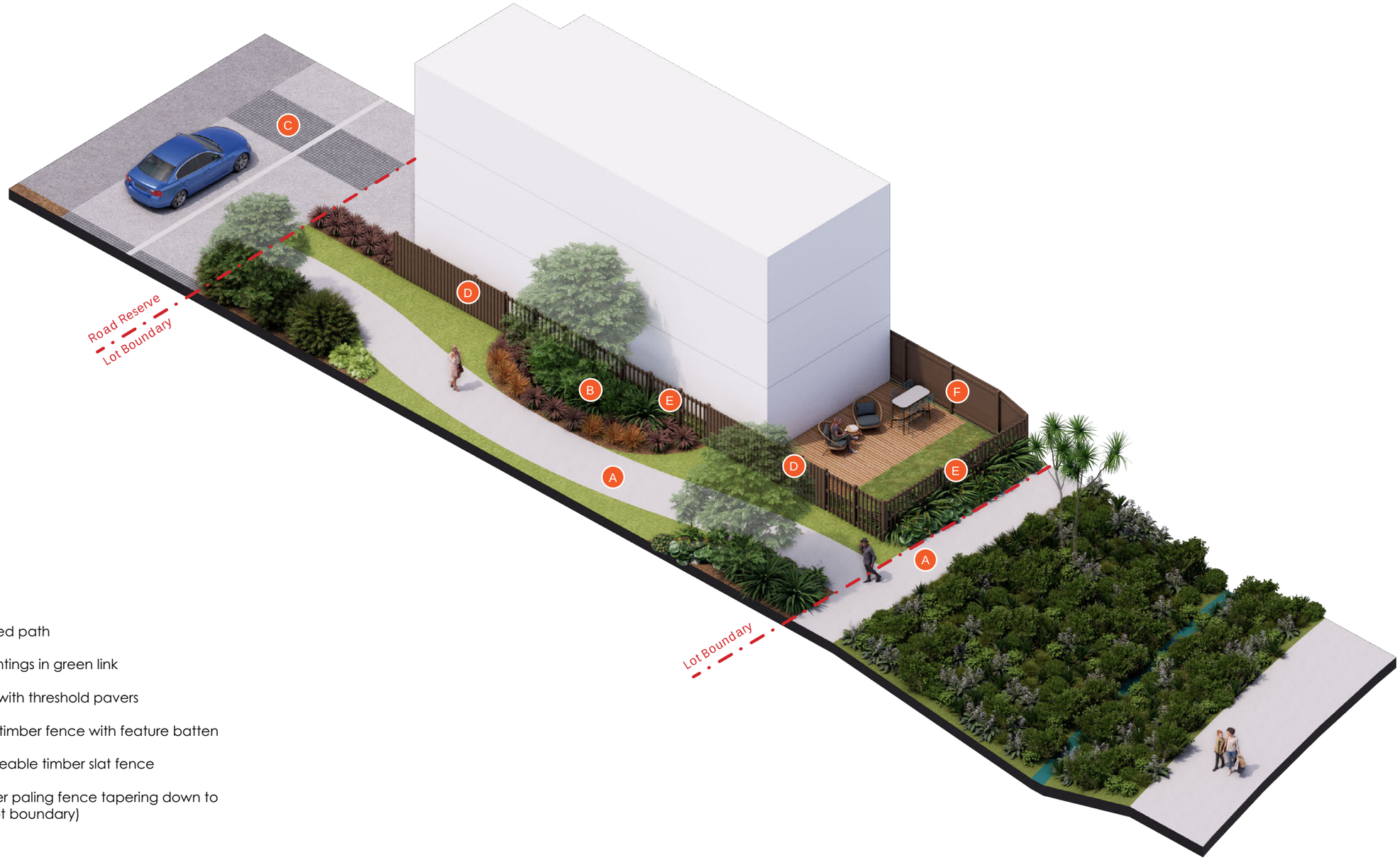
INTERFACE TREATMENT - COMMERCIAL AREA TO KAPITI RD



LEGEND

- Road reserve boundary
- A Planted swale along Link Rd
- B Timber bridge over swale(opportunity with cultural engagment)
- C Plastered block wall (heights vary)
- D 1.0m H Timber balustrade with aluminium frame fixed to top of wall
- E Amenity planting in front of units to soften frontages
- F 1.8m pedestrian path
- G 3.0m shared path
- H Curved concrete retaining wall

INTERFACE TREATMENT - SWALE TO RESIDENTIAL



LEGEND

- A 1.8m Wide shared path
- B Landscape plantings in green link
- C Crossing points with threshold pavers
- D 1.5m High Solid timber fence with feature batten
- E 1.5m High Permeable timber slat fence
- F 1.8m Solid timber paling fence tapering down to 1.5m (internal lot boundary)

INTERFACE TREATMENT - LINK RESERVE TO RESIDENTIAL 01



LEGEND

- Road reserve boundary
- A 1.8m Wide shared path
- B Landscape plantings in green link
- C Solid block retaining wall (height varies)
- D Block retaining wall (height varies) wih permeable timber slat top
- E Block retaining wall/planter (height varies)
- F Private unit carpark space
- G Apartment block 1.2m high block wall in front of patio

INTERFACE TREATMENT - LINK RESERVE TO RESIDENTIAL (RETAINING WALL SCENARIO)



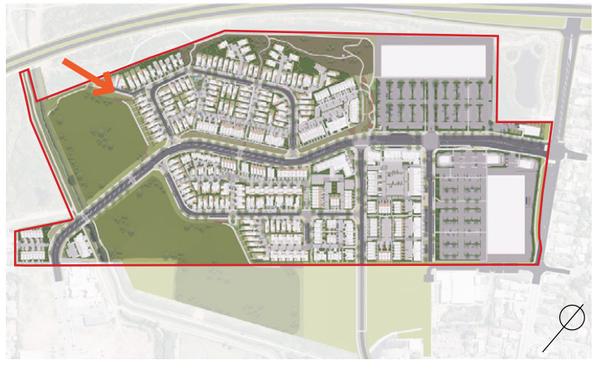
LEGEND

- Top of bank
- Bottom of bank
- A 1.8m H hedge
- B 1.8m H Solid timber internal boundary fence
- C 0.6 - 0.9m timber retaining wall (height to be confirmed)
- D 1.5m high timber post and mesh panel fencing with permeable timber slat gate
- E Wetland batter/basin plant species (per Bioresearches Landscape Ecologist plans)
- F 2.5m shared path (permeable concrete)
- G Resident stair access to wetland area (permeable concrete)

INTERFACE TREATMENT - WETLAND TO RESIDENTIAL

LEGEND

- A 2.5m Wide shared path in road reserve
- B 2.5m Wide shared path (permeable concrete) at base of wetland
- C 2.5m Wide boardwalk with fibre glass mesh grated decking (refer to landscape details for further info)
- D Wetland batter/basin plant species shown indicatively, refer to Bioresearches Landscape Ecologist plans for plant species



A. LOCATION PLAN NTS



B.ELEVATED PERSPECTIVE - VIEW FROM NORTHERN ROAD RESERVE ENTRANCE INTO WETLAND (NTS)

PERSPECTIVE 01 - WETLAND INTERFACE

LEGEND

- A 2.5m Wide shared path (permeable concrete) at base of wetland
- B Wetland batter/basin plant species shown indicatively, refer to Bioresearches Landscape Ecologist plans for plant species
- C Residential units interfacing wetland



A. LOCATION PLAN NTS



B. ILLUSTRATIVE VIEW - USER EXPERIENCE ALONG 2.5M SHARED PATH (BASE OF THE WETLAND BASIN)(NTS)

PERSPECTIVE 02 - WETLAND INTERFACE



LEGEND

- A Indicative Dune/Hill planting
- B 1.8m Wide pedestrian path (indicative)
- C 1.5m high timber post and mesh panel fencing along rear lot boundaries which will eventually disappear within vegetation
- D 2m planted area along lot boundary (consent notice protecting vegetation)
- E Terraced planting/retaining wall edge to outdoor living area
- F 1.8m Solid timber paling fence (interlot boundary)

INTERFACE TREATMENT - DUNE/HILL TO RESIDENTIAL

LEGEND

A 1.8m wide pedestrian path winding up dune/hill

B Indicative lookout to Kapiti Island

C Mixed height native planting, clusters of taller species to maintain clear sightlines (refer plant palette)

A. LOCATION PLAN NTS



B. ELEVATED PERSPECTIVE - VIEW FROM PEDESTRIAN PATH HILL WALK UP TO LOOKOUT (NTS)

PERSPECTIVE 01 - DUNE/HILL WALKWAY

LEGEND

- A 1.8m wide pedestrian path winding up dune/hill
- B Indicative lookout to Kapiti Island
- C Mixed height native planting, clusters of taller species to maintain clear sightlines
- D 2.5m shared path along bottom of dune/hill



A. LOCATION PLAN NTS



B. ILLUSTRATIVE PERSPECTIVE - VIEW FROM SHARED PATH UP TO DUNE/HILL LOOKOUT (NTS)

PERSPECTIVE 02 - DUNE/HILL WALKWAY

LEGEND

- A 1.8m wide pedestrian path winding up dune/hill
- B Indicative lookout to Kapiti Island
- C Mixed height native planting, clusters of taller species to maintain clear sightlines
- D 2.5m shared path along bottom of dune/hill



A. LOCATION PLAN NTS



B. ILLUSTRATIVE PERSPECTIVE - VIEW FROM DUNE/HILL LOOKOUT TO KAPITI ISLAND (NTS)

PERSPECTIVE 03 - DUNE/HILL LOOKOUT

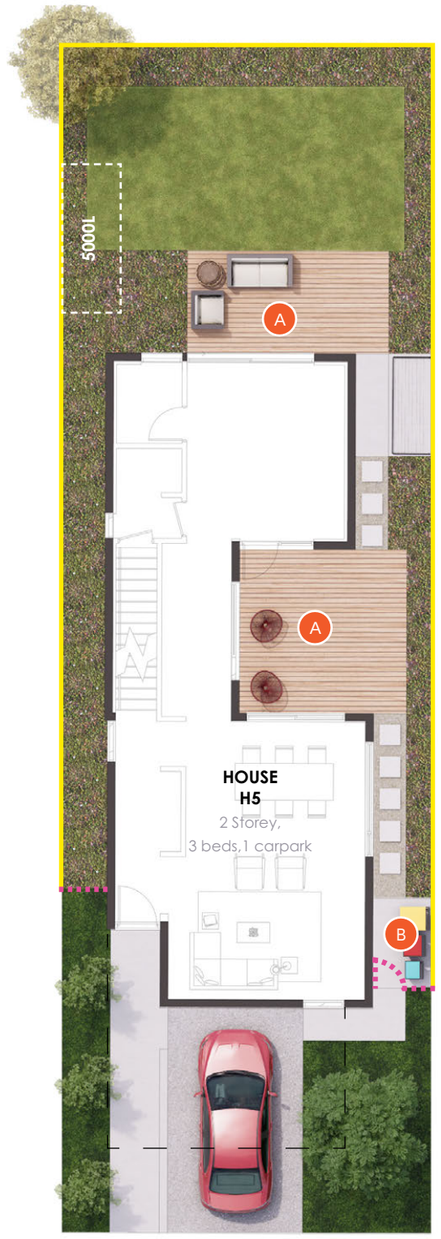
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. HOUSE H5 PLAN (1:150@A3)



B. HOUSE H10 PLAN (1:150@A3)



C. HOUSE H11 PLAN (1:150@A3)

0 5 10 15

HOUSING TYPOLOGY PLANS H5,H10,H11

LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

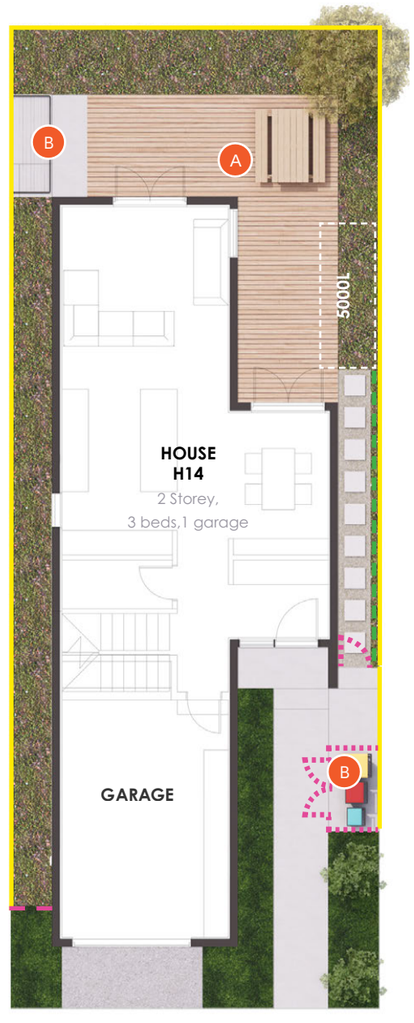
FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

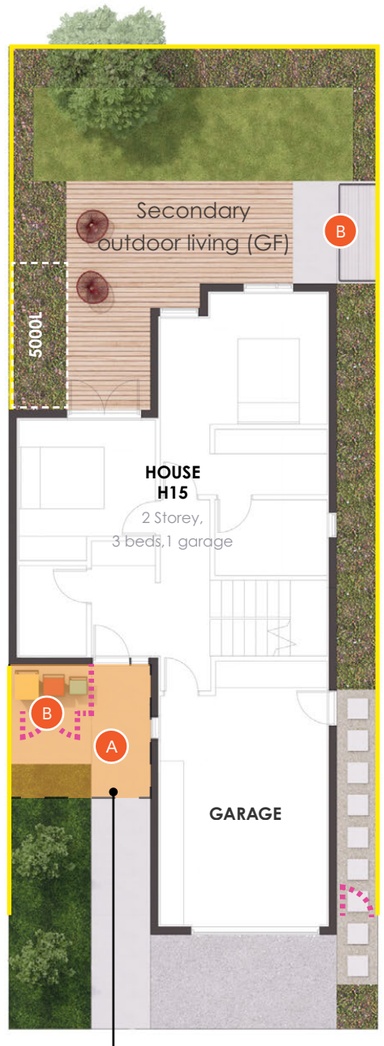
2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. HOUSE H13 PLAN (1:150@A3)



B. HOUSE H14 PLAN (1:150@A3)



C. HOUSE H15 PLAN (1:150@A3)

0 5 10 15

HOUSING TYPOLOGY PLANS - H13,H14,H15

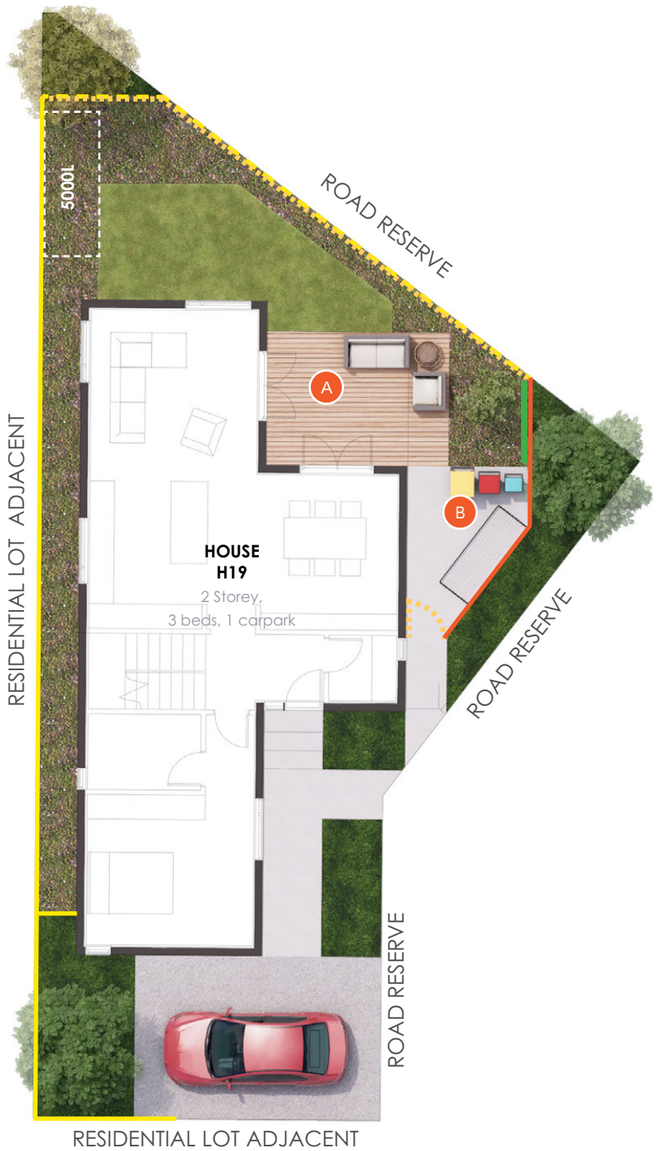
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. HOUSE H19 PLAN (1:150@A3)



B. HOUSES T25/S1A PLAN (1:150@A3)

HOUSING TYPOLOGY PLANS - H19,T25,S1A

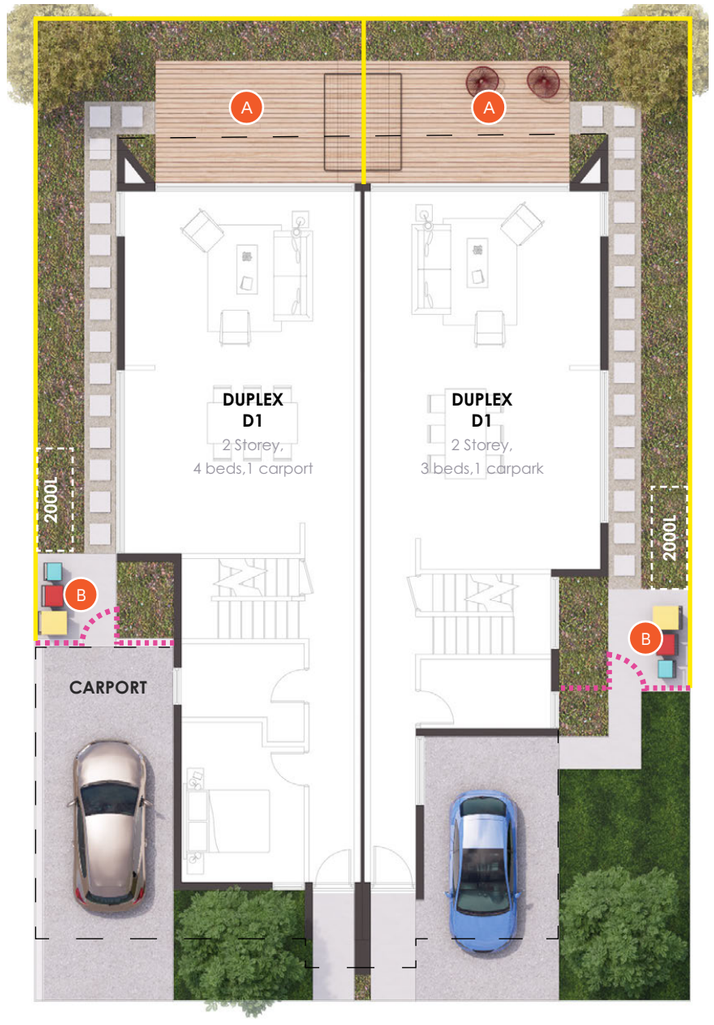
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. DUPLEX D1 PLAN (1:150@A3)



B. COURTYARD HOUSE C1 PLAN (1:150@A3)

0 5 10 15

HOUSING TYPOLOGY PLANS - D1,C1

LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- TANK — Indicative location of 'Slimline Water Tank' on concrete pad, if required above ground
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/ patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. TERRACE T3 PLAN (1:150@A3)

0 5 10 15

HOUSING TYPOLOGY PLAN - T3

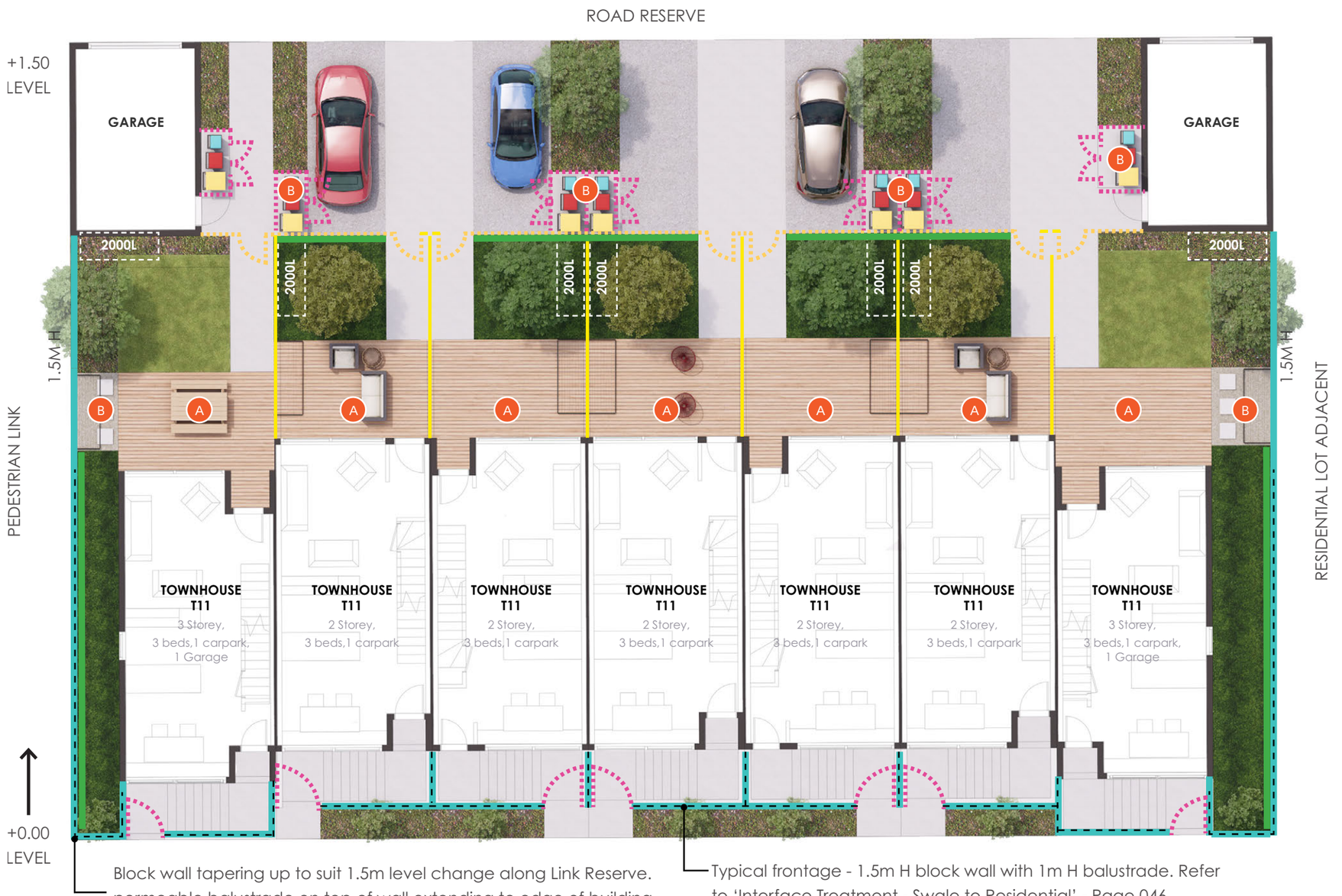
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. TOWNHOUSE - T11 PLAN (1:150@A3)

0 5 10 15

HOUSING TYPOLOGY PLAN - T11

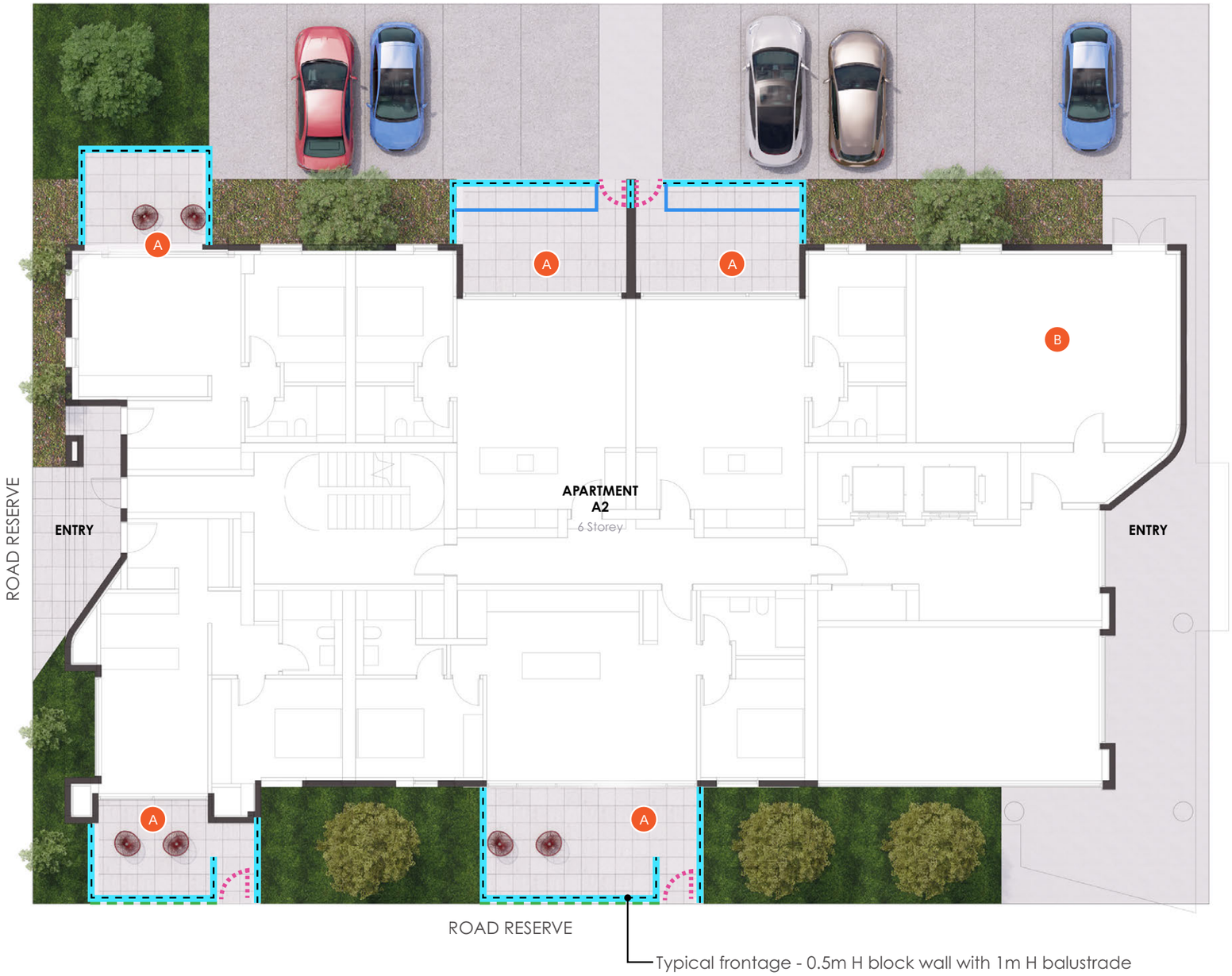
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



A. APARTMENT A2 PLAN (1:150 @A3)

0 5 10 15

HOUSING TYPOLOGY PLAN - A2

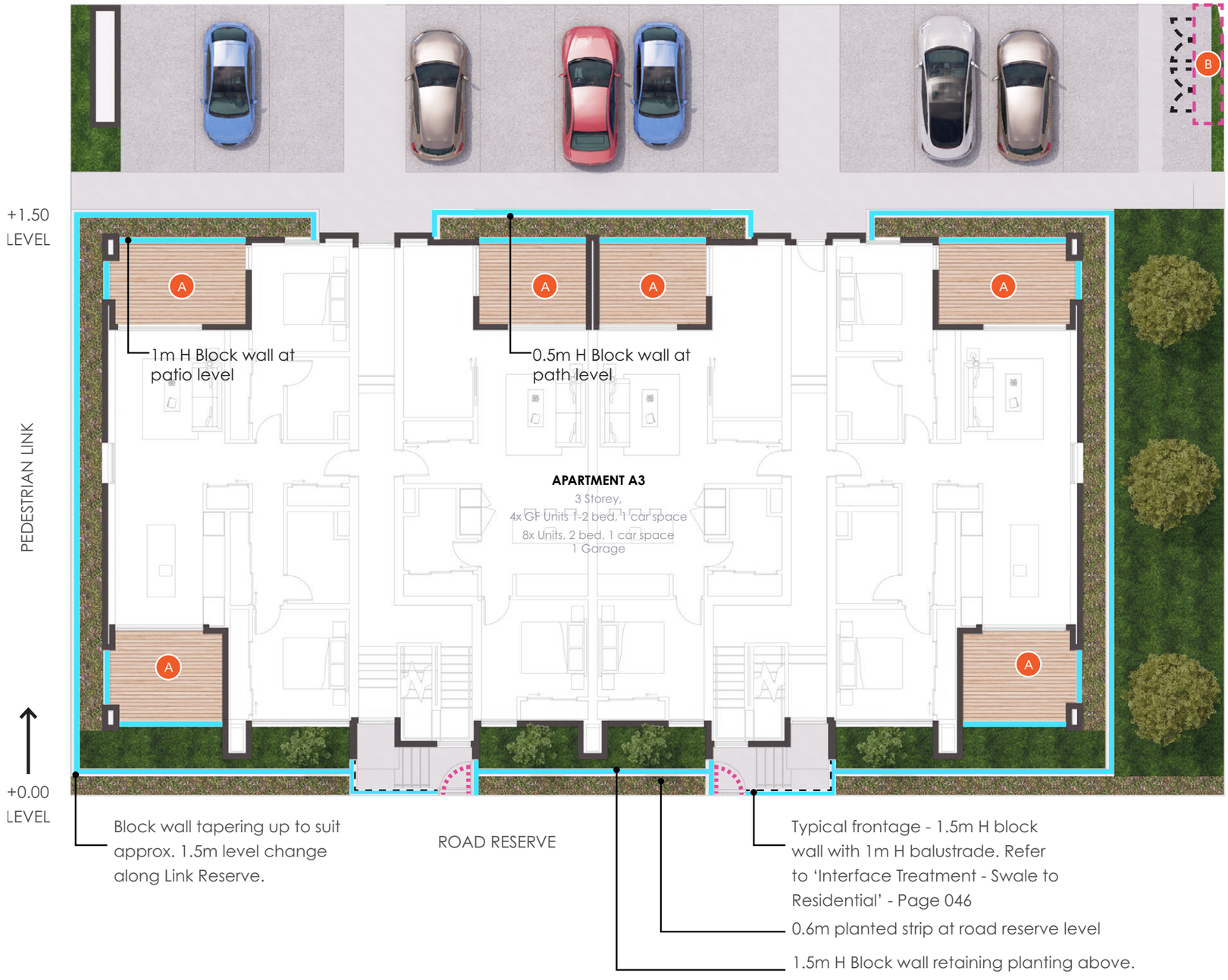
LEGEND

- A — Outdoor living space
- B — Service/bin area
- Concrete 3% oxide (roller finish)
- Concrete exposed aggregate
- Timber deck
- Concrete patio
- Lawn
- Plant Mix A (small amenity)
- Plant Mix B (large amenity)
- Concrete Stepper Pavers on Decorative Chip
- 'Slimline Water Tank' on concrete pad
- Hedging
- Climber
- 1.8m H Timber Paling Fence with Feature Batten
- 1.8m H Timber Paling Fence
- 1.8m H Permeable Timber Slat Fence
- 1.5m H Timber Paling Fence with Feature Batten
- 1.5m H Timber Paling Fence
- 1.5m H Permeable Timber Slat Fence
- 1.0m H Permeable Timber Balustrade on top of block wall
- Raised block planter (0.5m high at finished deck/patio level)
- Block/Brick Wall (Heights vary - refer to plans)
- Raised block planter (0.5m high at finished deck/patio level)
- Solid Timber Gate (height to match adjacent fencing)
- Permeable Timber Slat Gate (height to match adjacent fencing)

FENCING NOTES:

1. Fence height shown is measured from the finished paved level (FPL).Deck height assumed for concept purposes only. Final deck level and stair configuration to be confirmed during Detailed Design.

2. Fence height shall transition to the lower fence height over a 1.0 m taper section where fence heights intersect.



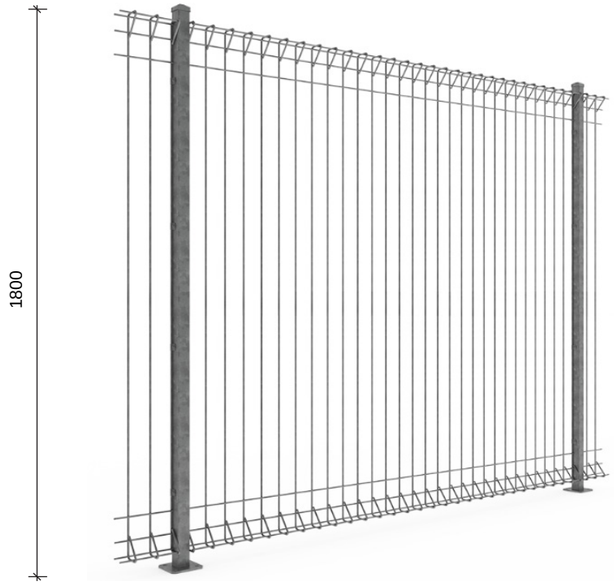
A. APARTMENT A3 PLAN (1:150 @A3)

0 5 10 15

HOUSING TYPOLOGY PLAN - A3

SECTION F | DETAILS & PLANTING

064-065	LANDSCAPE DETAILS - FENCING, WALLS & STRUCTURES
066	FURNITURE PALETTE - RESERVES & STREETSCAPES
067	PLAY EQUIPMENT - PLAYGROUND O1 & 02
068	SURFACING - PLAYGROUND, RESERVES & STREETSCAPES
069	STREET TREE STRATEGY PLAN
070-072	PLANT PALETTES



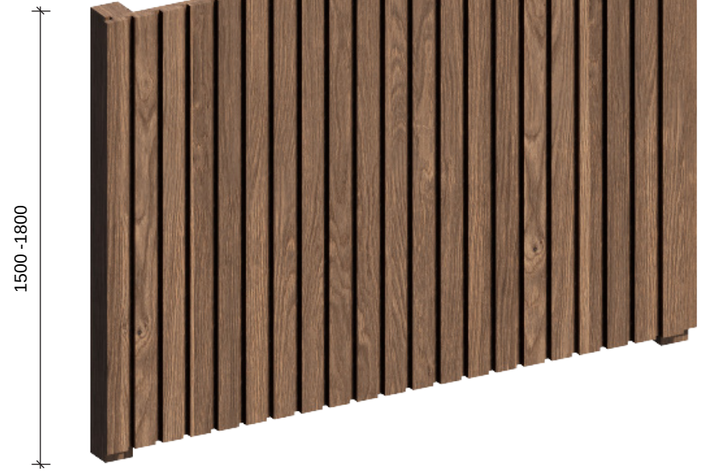
1.8m High

A. FOLDED WIRE PANEL (EX. HAMPDEN OR SIMILAR) - SECURE COMMERCIAL INTERFACE (NTS)



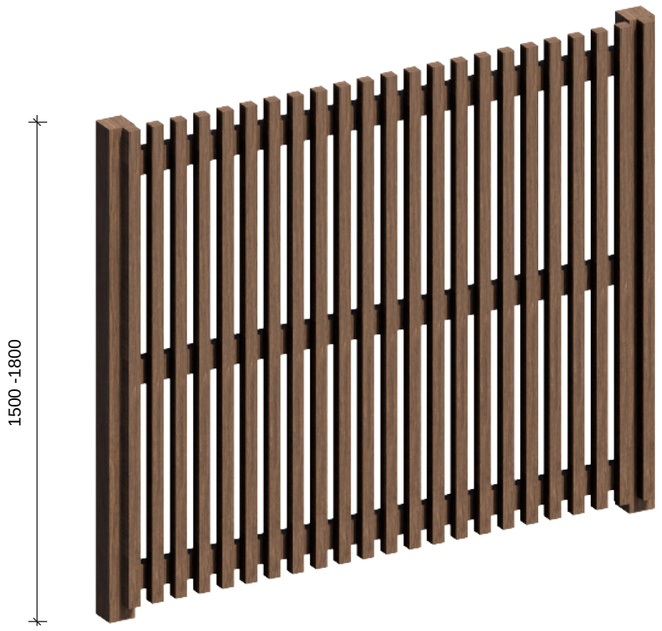
1.5m High 1.8m High

B. STANDARD TIMBER PALING FENCE - INTERNAL LOT RESIDENTIAL BOUNDARY (NTS)



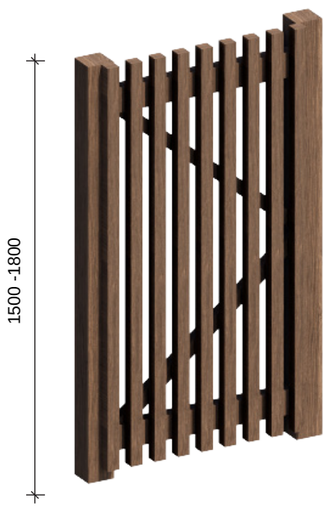
1.5m High 1.8m High 1.5-1.8m High (Refer to Plans)

C. TIMBER PALING FENCE WITH FEATURE BATTEN (NTS)



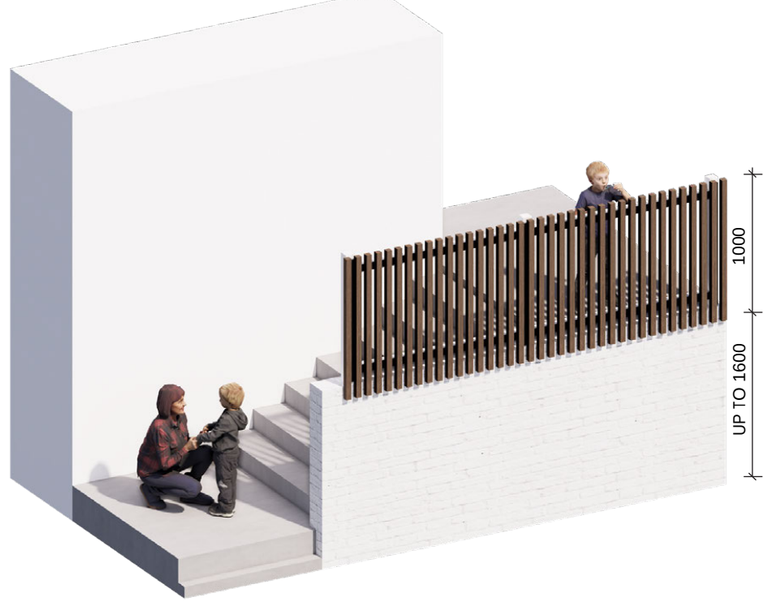
1.5m High 1.8m High

D. PERMEABLE TIMBER VERTICAL SLAT FENCE (NTS)



1.5-1.8m High (Refer to Plans)

E. PERMEABLE TIMBER VERTICAL SLAT GATE HEIGHT TO MATCH ADJACENT FENCING (NTS)

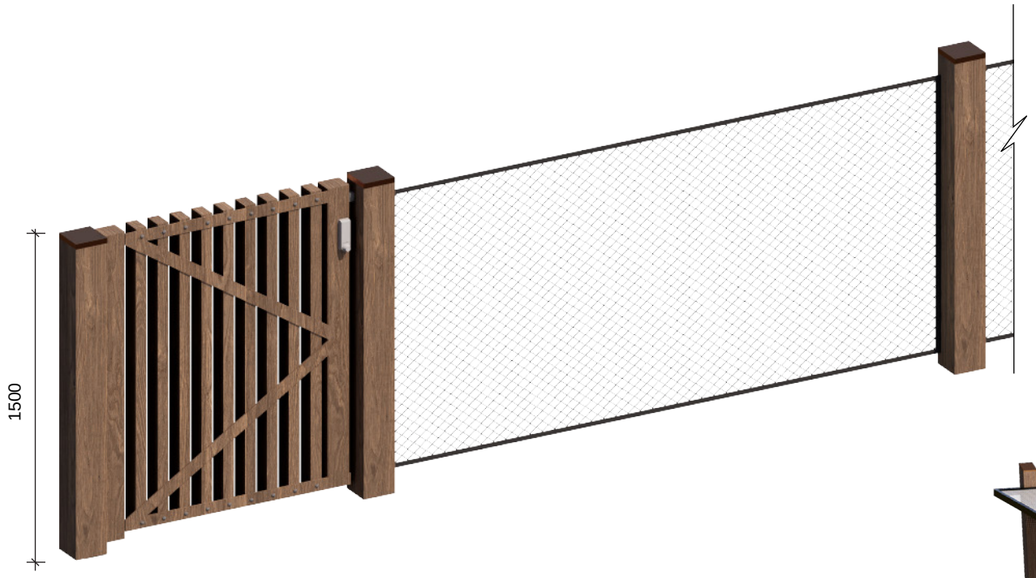


1.0m High (Balustrade) Block/brick wall (heights vary)

F. PERMEABLE TIMBER BATTEN BALUSTRADE (ALUMINIUM FRAME) FIXED TO BLOCK OR BRICK WALL (NTS)

*Materials, staining, fixings etc. to be confirmed at detailed design

LANDSCAPE DETAILS - FENCING, WALLS & STRUCTURES 01



A. FEATURE TIMBER POST AND MESH PANEL FENCE WITH TIMBER SLAT GATE (HEIGHT TO MATCH ADJACENT FENCING) (NTS)



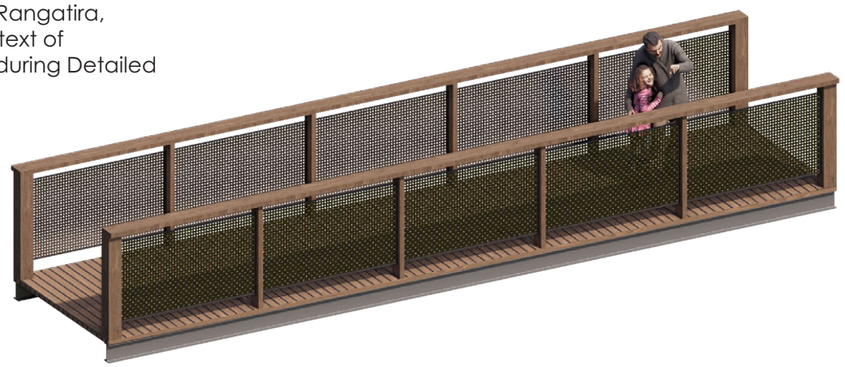
B. DUNE/HILL - RESIDENTIAL GARDENS LOW BLOCK/BRICK TERRACED WALLS WITH PLANTING, CONCRETE STAIRS



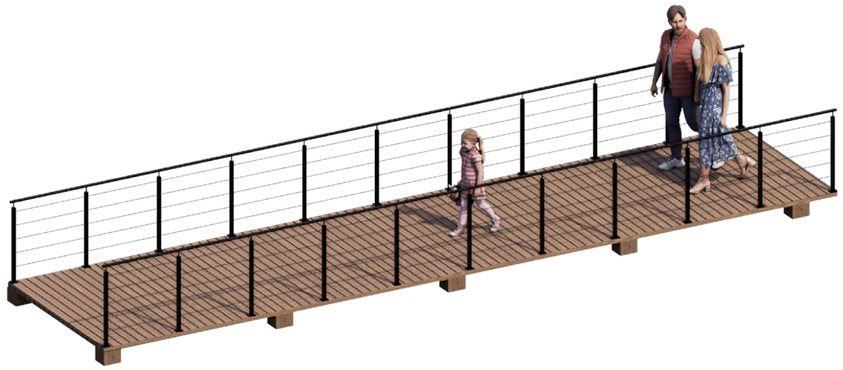
C. INDICATIVE FEATURE LOOKOUT/ SHELTER AT TOP OF DUNE/HILL - TIMBER WITH PERFORATED STEEL PANEL ROOF

CULTURAL NARRATIVE OPPORTUNITY

Landscape design to include feature elements with opportunity to incorporate cultural values, narratives and identity associated with Ātiawa ki Whakarongotai and Ngāti Toa Rangatira, reflecting the mana whenua context of Paraparaumu. To be developed during Detailed Design stage.



D. INDICATIVE BRIDGE OVER SWALE - TIMBER WITH PERFORATED STEEL PANELS



E. INDICATIVE BOARDWALK IN WETLAND - FIBREGLASS MESH GRATED DECK WITH STEEL BALUSTRADE & STAINLESS STEEL WIRES

Wetland boardwalk to use FRP mesh decking: A lightweight, durable and slip-resistant surface option that allows water, light and vegetation to pass beneath. Suitable for enviromentally sensitive and wet areas.



TIMBER BALUSTRADE



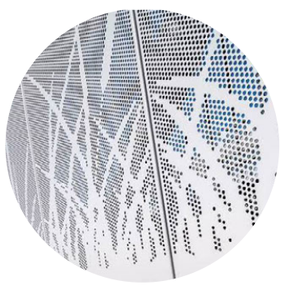
TERRACED GARDENS / STAIRS



COPPER CAPPING TO POSTS



STAINED TIMBER/BASH WASHED BRICK OR BLOCK WALL



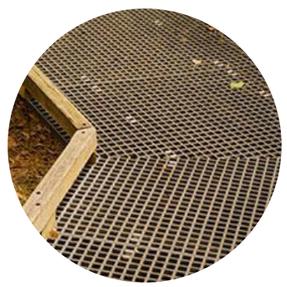
PERFORATED METAL PANEL TO BRIDGE (CULTURAL NARRATIVE OPPORUTINTY)



PERFORATED METAL ROOF TO SHELTER (CULTURAL NARRATIVE OPPORUTINTY)



POWDER-COATED STEEL BALUSTRADE WITH STAINLESS STEEL WIRES



BOARDWALK - FIBREGLASS MESH GRATED DECK WITH TIMBER EDGE

PRECEDENT IMAGERY - MATERIALITY

LANDSCAPE DETAILS - FENCING, WALLS & STRUCTURES 02

*Materials, staining, fixings etc. to be confirmed at detailed design

FURNITURE



A. Edenbrook (Recycled) Bench/Seat - Brown
(Metal Art NZ)

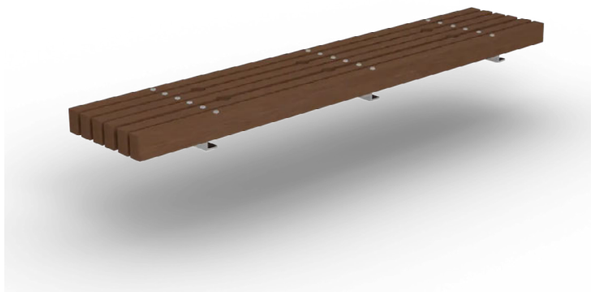


***Backrest option available**

B. Edenbrook (Recycled) Bench/Seat - Brown
(Metal Art NZ)



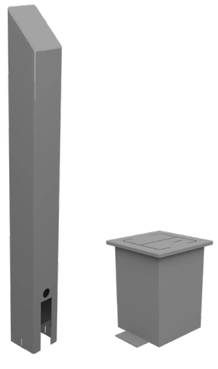
C. Paramont (Recycled) Tilt Bin - Brown
(Metal Art NZ)



D. Replas Garden Bench (Recycled) fixed to low concrete wall
(Metal Art NZ)



E. Replas Bollard Sign (Recycled) - Brown
(Metal Art NZ)



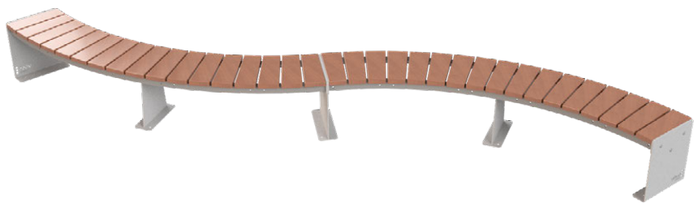
F. Speedy (Steel) Removable Bollard - Maintenance Access (Metal Art NZ)



G. Replas Brolga Bollard (Recycled) - Brown (Metal Art NZ)



H. City Hoop Bike Stand
(Metal Art NZ)



I. Legend Curved Bench Double
(Urban Effects)



J. Minus Simple Drinking Fountain
(Urban Effects)

PRECEDENT IMAGERY - MATERIALITY



316 STAINLESS STEEL



METAL ART - BROWN COLOUR (RECYCLED RANGE)



BOARDWALK - FIBREGLASS MESH GRATED DECK WITH TIMBER EDGE

*Materials/colours to be confirmed at detailed design

FURNITURE PALETTE - RESERVES & STREETSCAPES

PLAY EQUIPMENT



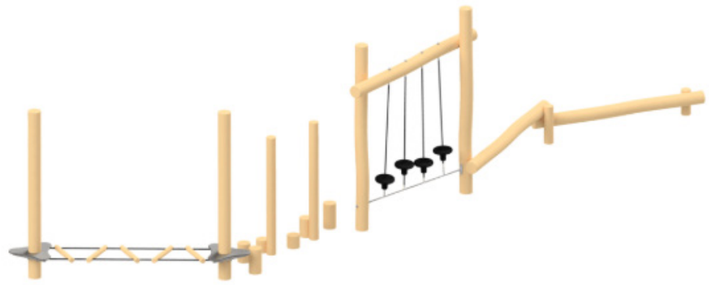
A. Wobbly Wood Teepee (Playground Centre)



B. 4-bay wobbly wood swing (Playground Centre)



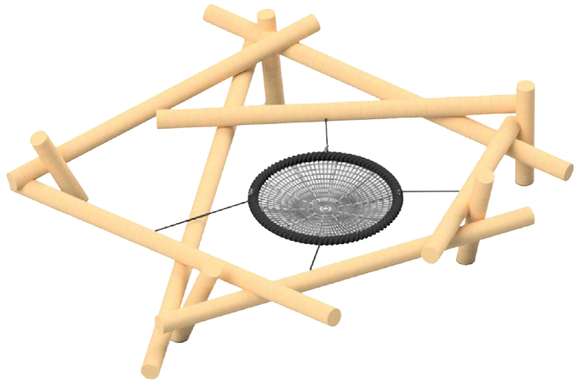
C. Activity trail 2127 (Playground Centre)



D. Activity trail 2125 (Playground Centre)



E. Natures Recluse (Playground Centre)



F. The lair - midi (Playground Centre)



G. Stepping Logs (Playground Centre)



H. Four tower wobbly bridge (Playground People)

*Materials/colours to be confirmed at detailed design

PLAY EQUIPMENT - PLAYGROUND 01 & 02

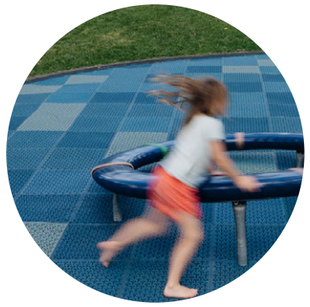
PLAYGROUND - SAFETY SURFACING / FEATURES



PLAYGROUND SOFTFALL WOODCHIP SAFETY SURFACING



1.5M WIDE ASPHALT ‘LEARN TO RIDE TRACK’



PLAY MATTA TILES - SAFETY FLOORING TO PLAY AREA

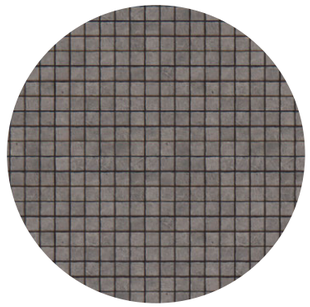


LOCALLY SOURCED BOULDERS - RETAIN SLOPED EDGES

RESERVES & STREETSCAPE - PAVING & SURFACES



CONCRETE 3% OXIDE, ROLLER FINISH (FOOTPATHS)



PRECAST CONCRETE ‘SETTS’ (ROAD CROSSINGS / KEY THERSHOLDS)



CONCRETE PAVERS - STEPPERS, PRIVATE PATIO AREAS AND KEY PUBLIC SPACES



TIMBER DECKING - PRIVATE PATIOS (REFER TYPOLOGIES)



WETLAND PATHWAY (BASIN) - PERMEABLE CONCRETE



BOARDWALK - FIBREGLASS MESH GRATED DECK WITH TIMBER EDGE



DUNE/HILL WALKWAY - GRIT PATH WITH TIMBER SLEEPER STAIRS



EXPOSED AGGREGATE CONCRETE, 5% OXIDE (PRIVATE PATIOS & ROAD THRESHOLDS)

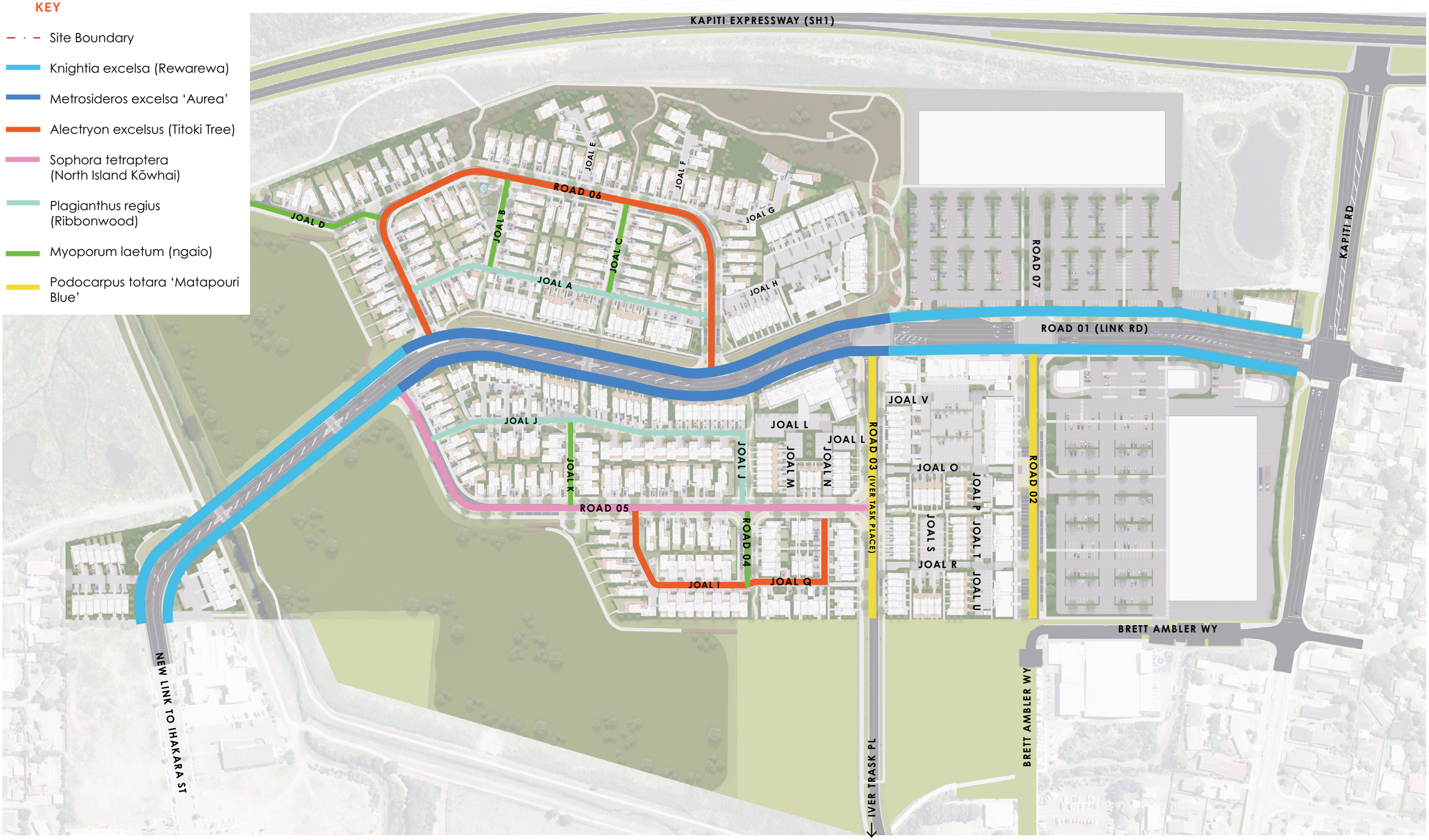


ASPHALT (ROAD CORRIDORS)

*Materials/colours to be confirmed at detailed design

KEY

- Site Boundary
- Knightia excelsa (Rewarewa)
- Metrosideros excelsa ‘Aurea’
- Alectryon excelsus (Titoki Tree)
- Sophora tetraptera (North Island Kōwhai)
- Plagianthus regius (Ribbonwood)
- Myoporum laetum (ngaio)
- Podocarpus totara ‘Matapouri Blue’



A. STREET TREE STRATEGY PLAN (SCALE 1:2500 @ A3)

client / project name: KAPITI ROAD, PARAPARAUMU
drawing name: **STREET TREE STRATEGY - PLAN**
designed by: Dave Compton-Moen | Alison Radford
drawn by: Anca Belu | Zoe Hughes
original issue date: 21 OCTOBER 2026
scale: 1:2000 @A3

revision no:	amendment:	approved	date
A	Resource Consent	AR	21/10/2026
B	Minor Updates	AR	22/10/2026
C	Lot number updates	AR	23/10/2026

REGISTERED LANDSCAPE ARCHITECT
DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

project no / drawing no: **2023_103** revision: **C**

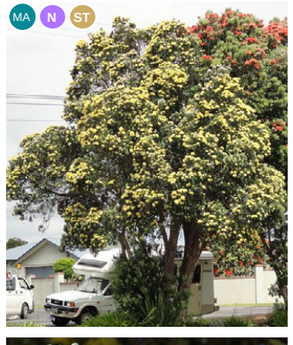
SPECIMEN TREE SPECIES





REWAREWA
(*Knightia excelsa*)

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 2m
Approx height at 10 years: 7m
Mature height: 30m





PŌHUTUKAWA
(*Metrosideros excelsa 'Aurea'*)
Grade: 22L
Height at time of planting: 1.5m
Approx height at 5 years: 3m
Approx height at 10 years: 8m
Mature height: 15m





TITOKI
(Alectryon excelsus)

Grade: 22L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 10m
Mature height: 12m





NORTH ISLAND KŌWHAI
(*Sophora tetraptera*)

Grade: 22L
Height at time of planting: 1.8m
Approx height at 5 years: 3m
Approx height at 10 years: 8m
Mature height: 12m





RIBBONWOOD
(Plagianthus regius)

Grade: 22L
Height at time of planting: 1.8m
Approx height at 5 years: 4m
Approx height at 10 years: 5m
Mature height: 12m





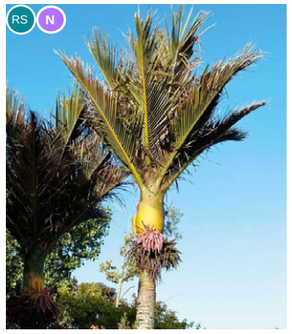
NGAIO
(Myoporum laetum)

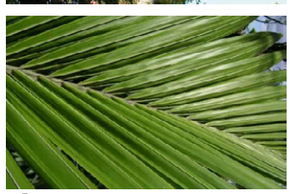
Grade: 35L
Height at time of planting: 1.5m
Approx height at 5 years: 3m
Approx height at 10 years: 4m
Mature height: 10m





TOTARA
(Podocarpus totara 'Matapouri Blue')
Grade: 45L
Height at time of planting: 1.8m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 8m

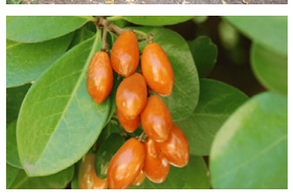




NĪKAU
(*Rhopalostylis sapida*)

Grade: 45L
Height at time of planting: 1.4m
Approx height at 5 years: 2m
Approx height at 10 years: 3m
Mature height: 10-15m

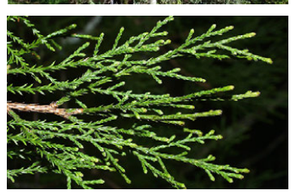




KARAKA
(*Corynocarpus laevigatus*)

Grade: 45L
Height at time of planting: 2m
Approx height at 5 years: 4m
Approx height at 10 years: 5m
Mature height: 15m





KAHIKATEA
(Dacrycarpus dacrydioides)

Grade: 45L
Height at time of planting: 2.2m
Approx height at 5 years: 3m
Approx height at 10 years: 5m
Mature height: 50m





RIMU
(*Dacrydium cupressinum*)

Grade: 12L
Height at time of planting: 1.4m
Approx height at 5 years: 2m
Approx height at 10 years: 6m
Mature height: 40m

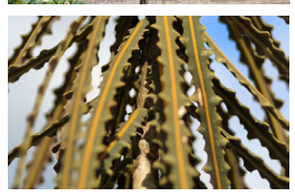




PŌHUTUKAWA
(Metrosideros excelsa)

Grade: 22L
Height at time of planting: 1.8m
Approx height at 5 years: 2m
Approx height at 10 years: 6m
Mature height: 15m

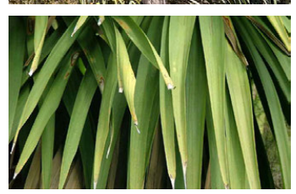




LANCEWOOD
(Pseudopanax crassifolius)

Grade: 22L
Height at time of planting: 1.8m
Approx height at 5 years: 2m
Approx height at 10 years: 4m
Mature height: 15m





CABBAGE TREE
(Cordyline australis)

Grade: 22L
Height at time of planting: 1.4m
Approx height at 5 years: 4m
Approx height at 10 years: 6m
Mature height: 15m

KEY

- N Native
- E Exotic
- PM Tree Species Code
- ST Street Tree

(Refer to 1:400 plans for tree species locations)

PLANT PALETTE - STREET & RESERVE SPECIMEN TREES

STREET PLANTING MIX

SMALL AMENITY GROUNDCOVERS, SHRUBS AND GRASSES - 600MM AND UNDER


Shore Spurge
(*Euphorbia glauca*)


Blue Fescue
(*Festuca glauca*)


Cox's Fescue
(*Festuca coxii*)


Hawera
(*Coprosma acerosa*)


Creeping Pohuehue
(*Muehlenbeckia axillaris*)


Orange Sedge
(*Carex testacea*)

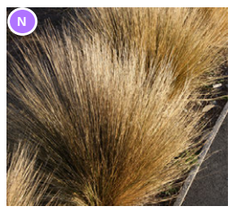

Kapiti Hebe
(*Hebe* 'Kapiti Cutie')


Creeping Fuchsia
(*Fuchsia procumbens*)

RESERVE PLANTING MIX

AMENITY GROUNDCOVERS, SHRUBS AND GRASSES - 1000MM AND UNDER

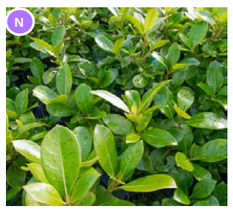

Dwarf Toe Toe
(*Chionochloa flavicans*)


Red Tussock
(*Chionochloa rubra*)


Mountain Flax
(*Phormium cookianum*)


Dwarf Mountain Flax
(*Phormium* 'Emerald Green')

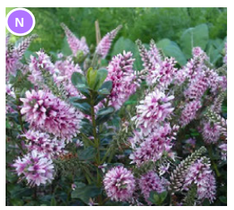

Dwarf Mirror Bush
(*Coprosma repens* 'Poor Knights')


Shiny Karamu
(*Coprosma lucida*)


Cox's Fescue
(*Festuca coxii*)


Orange Sedge
(*Carex testacea*)


Lancewood Tree Daisy
(*Olearia lacunosa*)


Kapiti Hebe
(*Hebe* 'Kapiti Cutie')


Flowering Hebe
(*Hebe* 'Wiri Mist')


Topiary Hebe
(*Hebe* 'Topiaria')

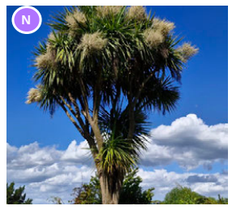

Dwarf Kōwhai
(*Sophora prostrata*)


Mānuka
(*Leptospermum scoparium*)

DUNE/HILL PLANTING MIX

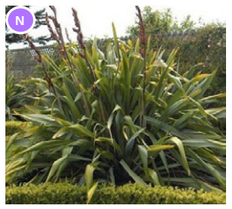
LOW/MEDIUM SHRUBS AND GRASSES WITH CLUSTERS OF TALLER SHRUBS & TREES


Kānuka
(*Kunzea ericoides*)


Cabbage Tree / Tī Kōuka
(*Cordyline australis*)


Kouhuhu / Black Matipo
(*Pittosporum tenuifolium*)

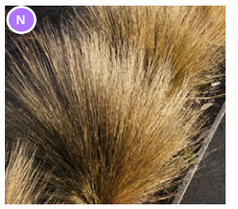

Akiraho
(*Oleria paniculata*)


NZ Flax
(*Phormium tenax)*


Mirror Bush
(*Coproma repens*)


Five Finger
(*Pseudopanax arboreus*)


Lancewood
(*Pseudopanax crassifolius*)


Red Tussock
(*Chionochloa rubra*)


Dwarf Toe Toe
(*Chionochloa flavicans*)

KEY

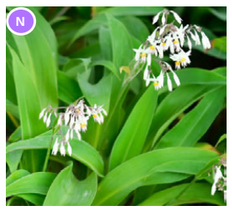
N Native

E Exotic

PLANT PALETTE - STREET, RESERVE AND DUNE/HILL PLANTING MIX

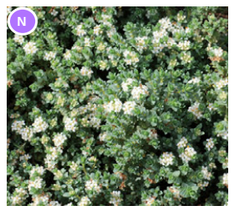
INTERNAL LOT MIX A (STREET FACING & FORMAL BORDERS)

SMALL GROUNDCOVERS, SHRUBS AND GRASSES - 600MM AND UNDER


Renga renga
(*Arthropodium cirratum*)

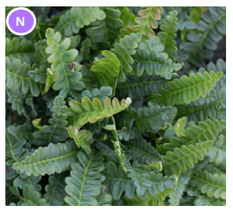

Creeping Fuchsia
(*Fuchsia procumbens*)


Kapiti Hebe
(*Hebe* 'Kapiti Cutie')


NZ Daphne
(*Pimelea prostrata*)

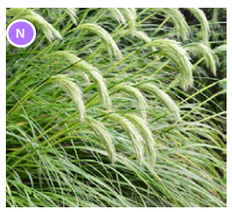

Shining Spleenwort
(*Asplenium oblongifolium*)

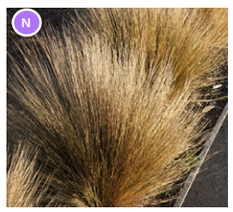

Coastal Spleenwort
(*Asplenium appendiculatum ssp. maritimum*)


Alpine Water Fern
(*Blechnum penna-marina*)

INTERNAL LOT MIX B (INTERNAL BOUNDARY/PLANTED BOARDERS)

LARGE AMENITY SHRUBS/ GRASSES - 600MM AND OVER

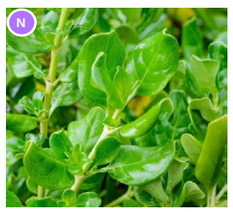

Dwarf Toe Toe
(*Chionochloa flavicans*)


Red Tussock
(*Chionochloa rubra*)

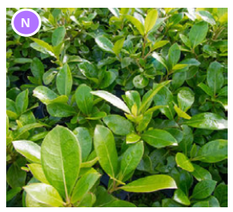

Dwarf Mountain Flax
(*Phormium* 'Emerald Green')

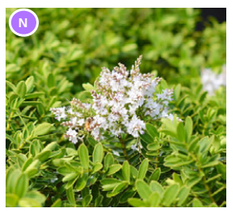

Shore Spurge
(*Euphorbia glauca*)


Perching Lily
(*Astelia solandri*)


Mirror Bush
(*Coproma repens*)

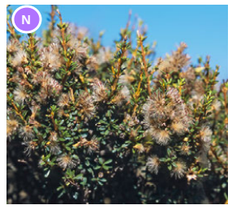

Lancewood Tree Daisy
(*Olearia lacunosa*)


Shiny Karamu
(*Coprosma lucida*)


Flowering Hebe
(*Hebe* 'Wiri Mist')


Puawhananga
(*Clematis paniculata*)


Silver Fern
(*Cyathea dealbata*)


Coastal Tree Daisy
(*Olearia solandri*)


Raukūmara
(*Brachyglottis perdicioides)*


Whekī
(*Dicksonia squarrosa*)

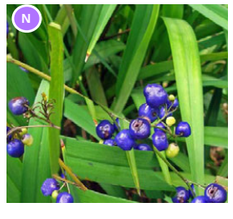

Shining Spleenwort
(*Asplenium oblongifolium*)

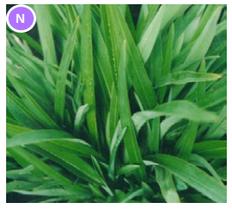

Whekī ponga
(*Dicksonia fibrosa*)

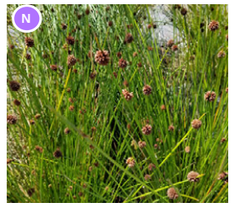
SWALE / RAIN GARDEN PLANTING

STORMWATER MANAGEMENT PLANTS UNDER 600MM AND TREES

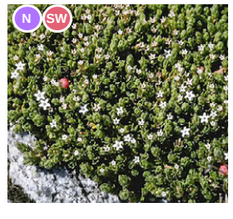

Swamp sedge
(*Carex virgata*)


Tūrutu / Blue berry
(*Dianella Nigra*)


Dwarf Mountain Flax
(*Phormium* 'Emerald Green')


The Knotted Club Rush
(*Ficus nodosa*)


Native Broom
(*Carmichaelia odorata*)


Carpet Heath
(*Pentachondra pumila*)


Wīwī
(*Juncus edgariae*)


Puka
(*Griselinia lucida*)


Cabbage Tree
(*Cordyline austalis*)


North Island Kōwhai
(Sophora tetraptera)

KEY

N Native

E Exotic

SW Swale only

PLANT PALETTE - STREET, RESERVE AND DUNE/HILL PLANTING MIX