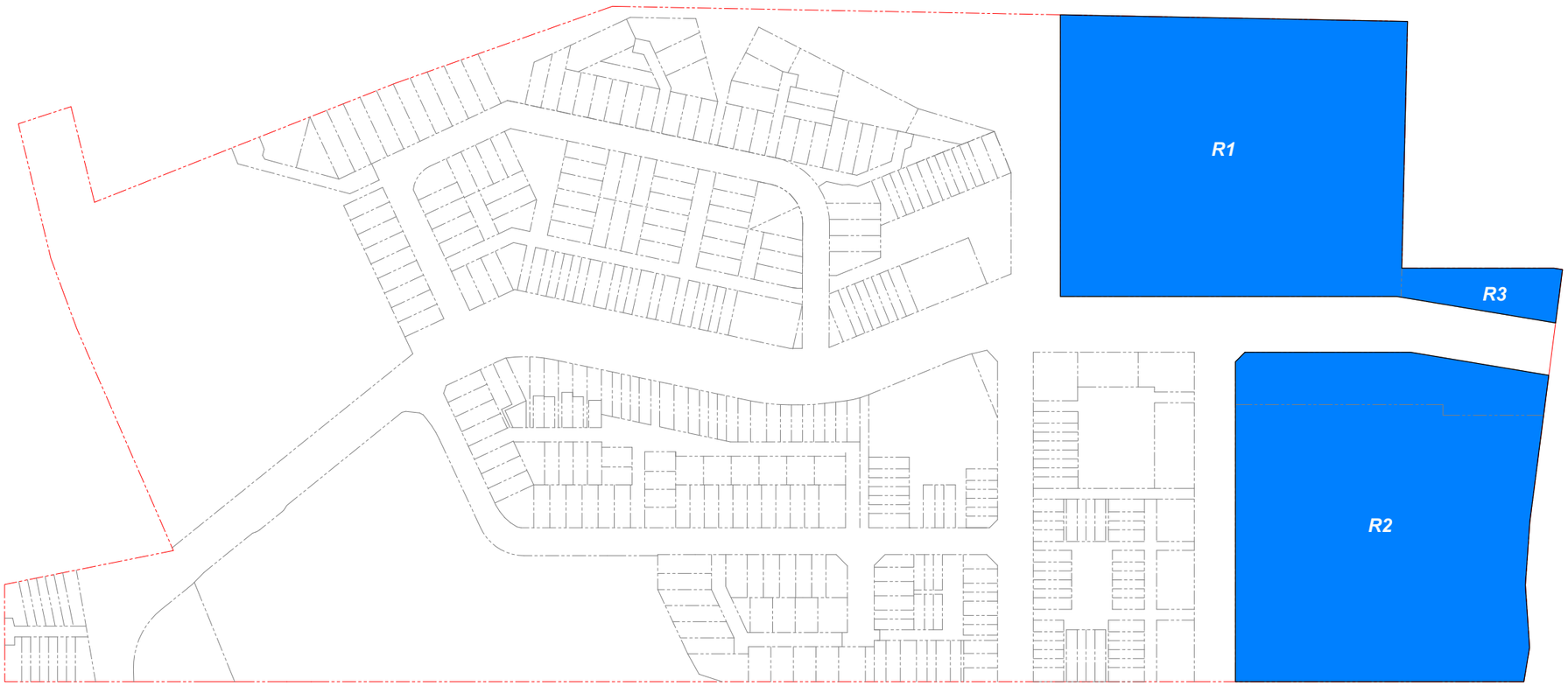
*23.**03***

Kapiti Road
77 & 109 Kapiti Road, Paraparaumu

LARGE FORMAT RETAIL 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

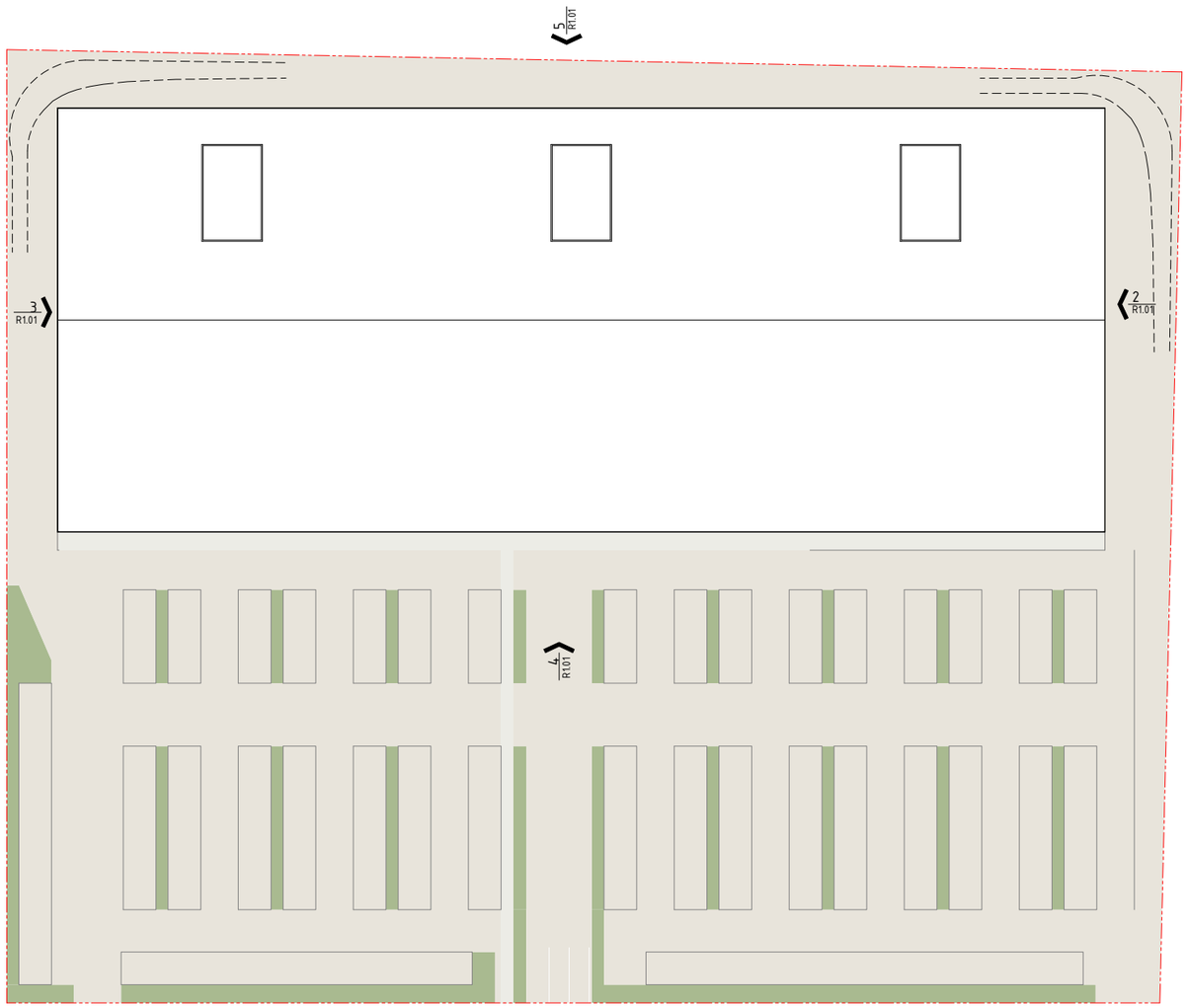
TYPOLOGY:

LFR
Typology Reference
R1
R2
R3

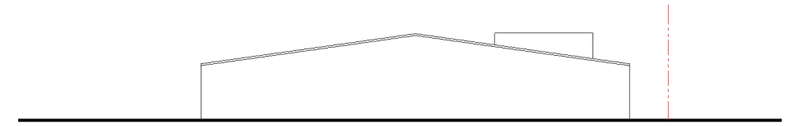
KAPITI ROAD DEVELOPMENT

TYPOLOGY: LARGE FORMAT RETAIL R1

Area Schedule (Gross Building)	
Name	**Area**
GF	12110.0 m²
	12110.0 m²



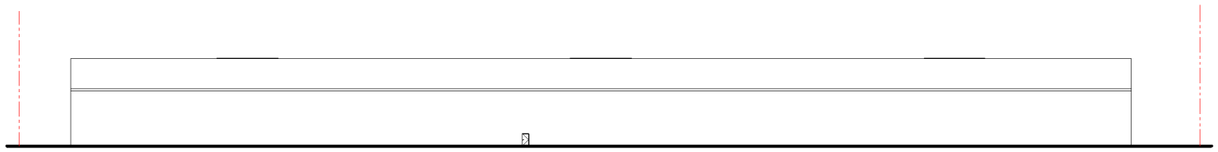
1 | R1 - Roof Plan
1 : 500



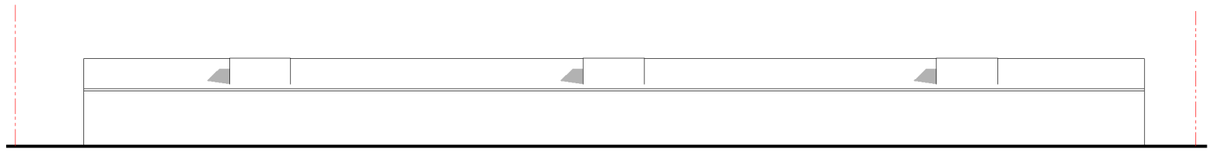
2 R1.01 | R1 - North East Elevation
1 : 500



3 R1.01 | R1 - South West Elevation
1 : 500



4 R1.01 | R1 - Link Road (South East) Elevation
1 : 500



5 R1.01 | R1 - Expressway (North West) Elevation
1 : 500

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

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Large Format Retail R1

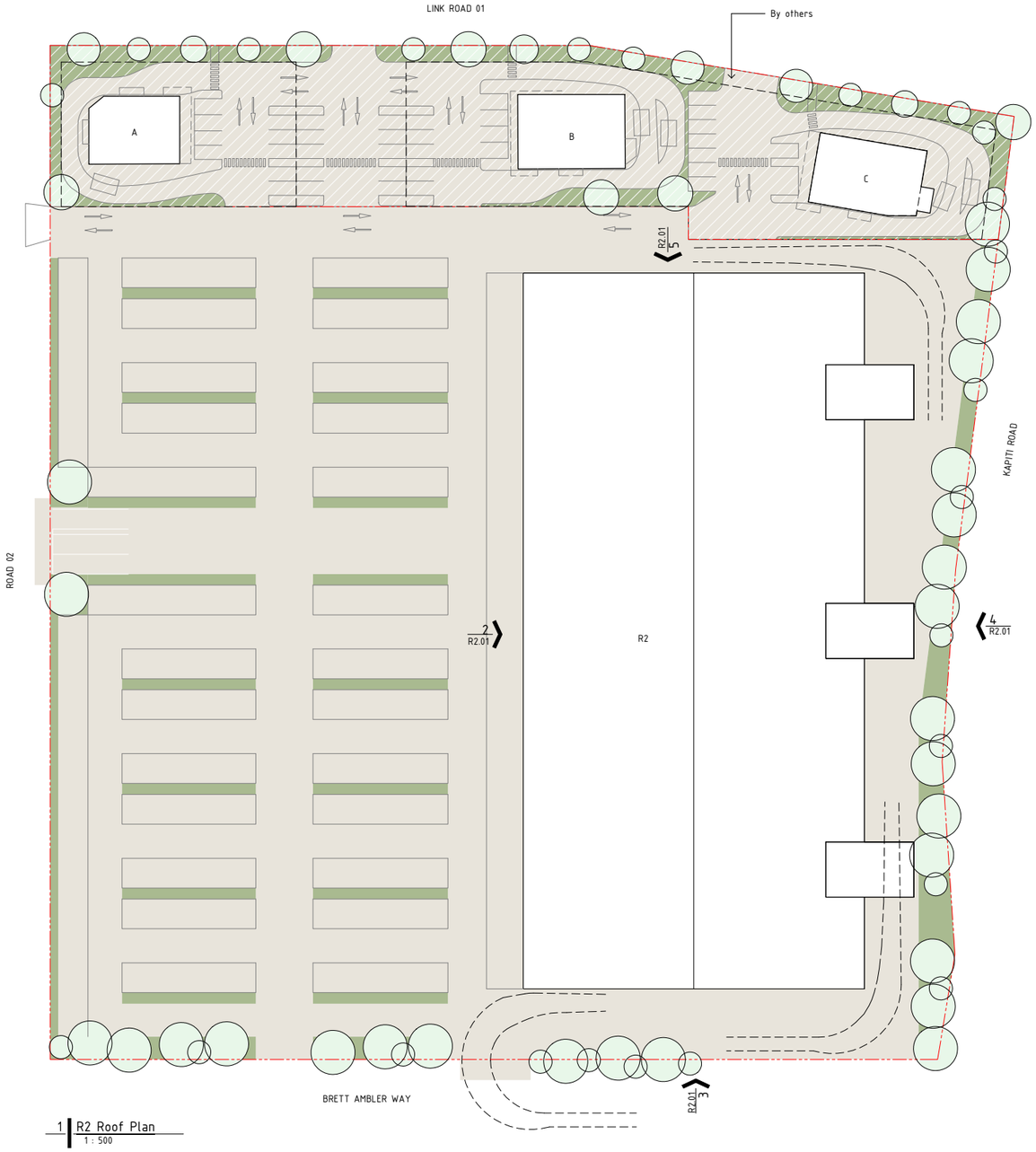
1 : 500 @ A1

23-03

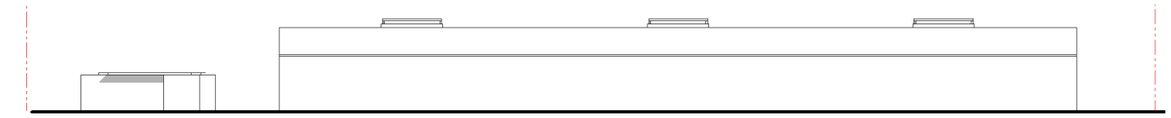
R1.01-A

KAPITI ROAD DEVELOPMENT

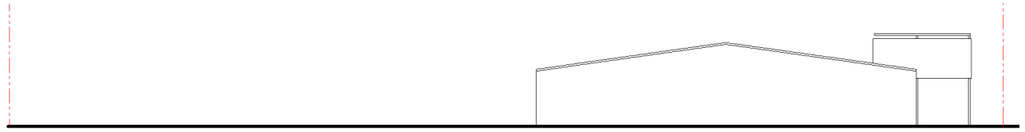
TYPOLOGY: LARGE FORMAT RETAIL R2



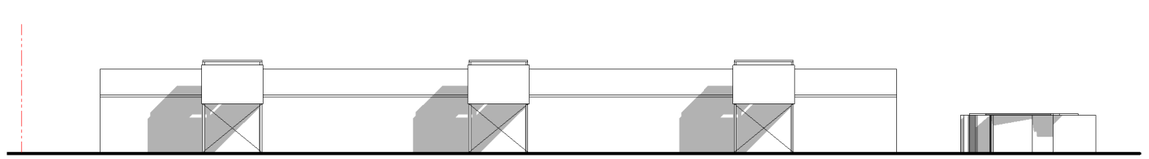
1 | R2 Roof Plan
1 : 500



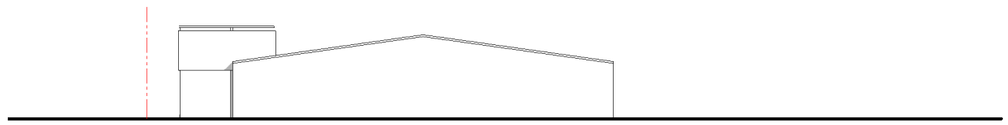
2 R2.01 | South Elevation
1 : 500



3 R2.01 | East Elevation / Brett Ambler Way
1 : 500



4 R2.01 | Kapiti Road Elevation
1 : 500



5 R2.01 | West Elevation
1 : 500

Area Schedule (Footprint)

Name	Area
R2	8060.0 m²
R2-A	198.8 m²
R2-B	261.7 m²
R2-C	260.9 m²

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Kapiti Road
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Large Format Retail R2

1 : 500 @ A1

23-03

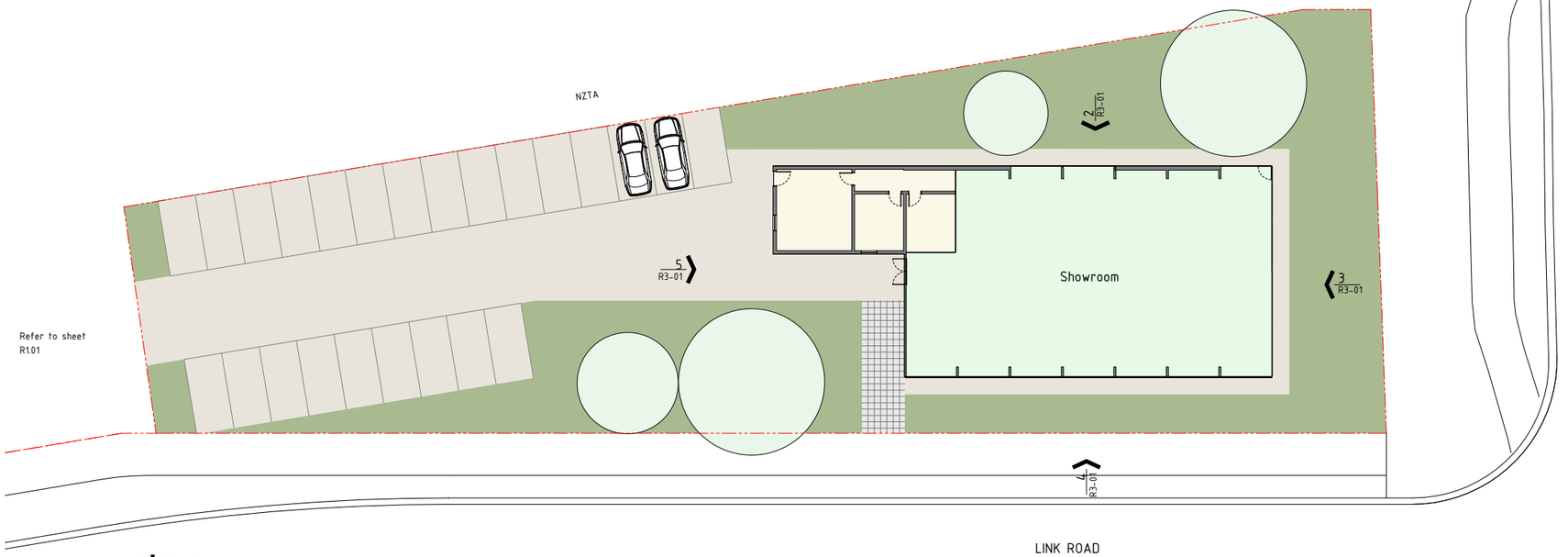
R2.01-A

KAPITI ROAD DEVELOPMENT

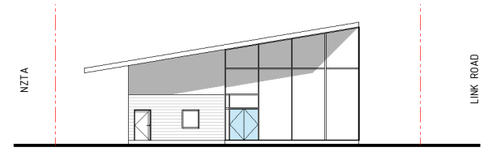
TYPOLOGY: RETAIL R3

SHEET 1.07

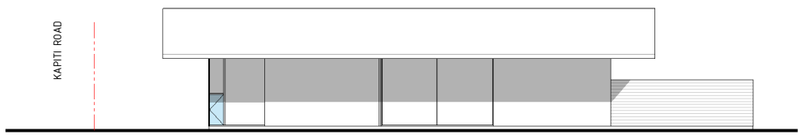
Area Schedule (Gross Building)	
Name	**Area**
Retail	451.0 m²
	451.0 m²



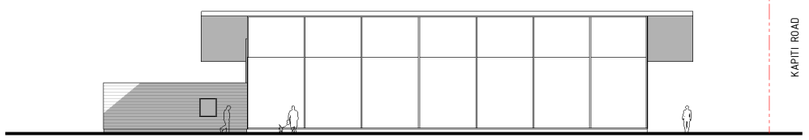
1 | R3 - Ground Floor
1 : 200



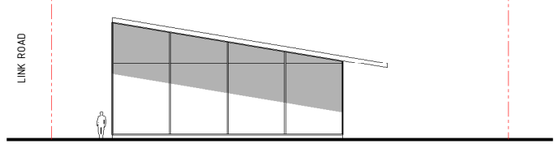
5 R3-01 | Retail R3 - South West Elevation
1 : 200



2 R3-01 | Retail R3 - North Elevation
1 : 200



4 R3-01 | Retail R3 - Link Road Elevation
1 : 200



3 R3-01 | Retail R3 - Kapiti Road Elevation
1 : 200

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Retail R3

1 : 200 @ A1

23-03

R3-01-A