



## **Appendix 1**

### **Record of Title**



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



**Identifier** **WN56D/9**  
**Land Registration District** **Wellington**  
**Date Issued** 22 September 2000

**Prior References**

WN28B/230

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**Estate** Fee Simple  
**Area** 1.8994 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 88870

**Registered Owners**

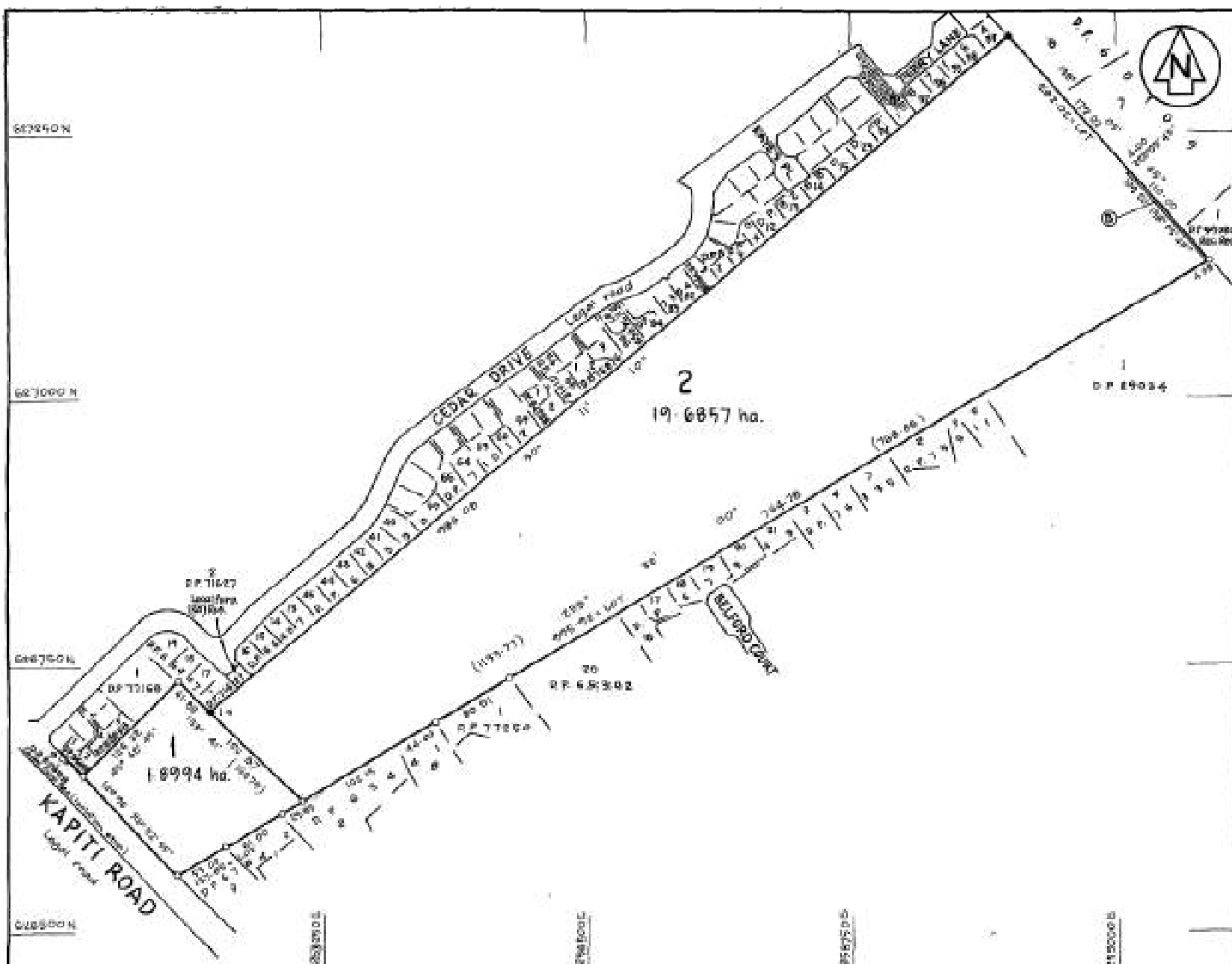
Maple Securities Limited

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**Interests**

Appurtenant hereto is a sewage drainage right created by Transfer B352321.3 - 11.4.1994 at 2.35 pm





Approved MAPLE SECURITIES LIMITED

*[Signature]*

Registered Proprietor

I hereby certify that this plan was approved by the Kapiti Coast District Council pursuant to sec 225 of the Resource Management Act 1991 on the 20th day of March 2000 subject to the provisions of the associated cut and fill - Massenaum - Western

*[Signature]* *[Signature]*  
Authorized Officer

SUMMARY OF EXISTING EASEMENTS		
PURPOSE	BROAD	DOCUMENT
Water drainage	D	T 759 201 &

NEW CT ALLOCATIONS  
 Lot 1 CT 500/9 Lot 2 CT 500/10

CLASS OF SURVEY: I  
 Total Area 21.5851 ha.  
 Contains CT 288 / 290 (III)

I, Alexander Morgan Seale  
 being a person entitled to practice as a registered surveyor certify that  
 (a) The surveys in which the stated values are stated, and the extension by me in order to comply with the Survey Act 1980 and the Survey Regulations 1980.  
 (b) The values are correct and the boundaries are correctly situated and shown.  
 Signed *[Signature]* on 27.06.2000

Field Book: 1  
 Volume: 100  
 Reference Plan: D.P. 58389, 58390, 58391, 58392, 58393, 58394, 58395, 58396, 58397, 58398, 58399, 58400, 58401, 58402, 58403, 58404, 58405, 58406, 58407, 58408, 58409, 58410, 58411, 58412, 58413, 58414, 58415, 58416, 58417, 58418, 58419, 58420, 58421, 58422, 58423, 58424, 58425, 58426, 58427, 58428, 58429, 58430, 58431, 58432, 58433, 58434, 58435, 58436, 58437, 58438, 58439, 58440, 58441, 58442, 58443, 58444, 58445, 58446, 58447, 58448, 58449, 58450, 58451, 58452, 58453, 58454, 58455, 58456, 58457, 58458, 58459, 58460, 58461, 58462, 58463, 58464, 58465, 58466, 58467, 58468, 58469, 58470, 58471, 58472, 58473, 58474, 58475, 58476, 58477, 58478, 58479, 58480, 58481, 58482, 58483, 58484, 58485, 58486, 58487, 58488, 58489, 58490, 58491, 58492, 58493, 58494, 58495, 58496, 58497, 58498, 58499, 58500, 58501, 58502, 58503, 58504, 58505, 58506, 58507, 58508, 58509, 58510, 58511, 58512, 58513, 58514, 58515, 58516, 58517, 58518, 58519, 58520, 58521, 58522, 58523, 58524, 58525, 58526, 58527, 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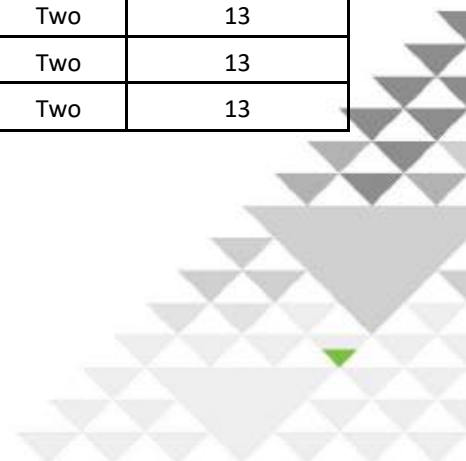


## **Appendix 2**

### **Outline table: Proposed Dwellings**

Level	Unit No.	Bedrooms	Private Outdoor Area (m2)
A	1	Three	31
	2	Two	21
	3	Two	21
	4	Two	21
	5	Two	21
	6	Two	21
	7	Two	30
B	8	Two	30
	9	Two	21
	10	Two	21
	11	Two	21
	12	Two	21
	13	Two	21
	14	Two	21
	15	Two	21
	16	Two	30
C	17	Two	30
	18	Two	21
	19	Two	21
	20	Two	21
	21	Two	21
	22	Two	21
	23	Three	40
D	24	Three	102
	25	Two	21
	26	Two	21
	27	Two	21
	28	Two	21
	29	Two	21
	30	Two	30
E	31	Two	30
	32	Two	21
	33	Two	21
	34	Two	21
	35	Two	21
	36	Three	31

Level	Unit No.	Bedrooms	Private Outdoor Area (m2)
F	37	Three	31
	38	Two	21
	39	Two	21
	40	Two	21
	41	Two	21
	42	Two	21
	43	Two	30
	44	Two	30
G	45	Two	21
	46	Two	21
	47	Two	21
	48	Two	21
	49	Two	21
	50	Two	21
	51	Two	21
	52	Three	148
	53	Three	19
H	54	Two	13
	55	Two	13
	56	Two	13
	57	Two	13
	58	Two	13
	59	Two	13
	60	Two	13
	61	Two	13
	62	Two	13
	I	63	Two
64		Two	13
65		Two	13
66		Two	13
67		Two	13
68		Two	13
69		Two	13
70		Two	13
71		Two	13



Level	Unit No.	Bedrooms	Private Outdoor Area (m2)
J	72	Two	13
	73	Two	13
	74	Two	13
	75	Two	13
	76	Two	13
	77	Three	19
K	78	Three	28
	79	Two	19
	80	Two	19
	81	Two	19
	82	Two	19
	83	Two	19
	84	Two	19
	85	Two	19
L	86	Three	38
	87	Three	38
	88	Two	19
	89	Two	19
	90	Two	19
	91	Two	19
	92	Two	19
	93	Two	19
	94	Two	19
	95	Two	19
M	96	Two	19
	97	Three	19
	98	Two	13
	99	Two	13
	100	Two	13
	101	Two	13
N	102	Two	13
	103	Two	13
	104	Two	13
	105	Two	13
	106	Two	13
	107	Two	13
	108	Two	13
109	Three	19	

Level	Unit No.	Bedrooms	Private Outdoor Area (m2)
O	110	Three	31
	111	Two	22
	112	Two	22
	113	Two	22
	114	Two	22
	115	Two	22
	116	Two	30
	117	Two	30
P	118	Two	22
	119	Two	22
	120	Two	22
	121	Two	22
	122	Three	31
	123	Three	37
Q	124	Two	13
	125	Two	13
	126	Two	13
	127	Two	13
	128	Two	13
	129	Two	13
	130	Two	13
	131	Three	30
R	132	Three	42
	133	Two	22
	134	Two	22
	135	Two	22
	136	Two	22
	137	Two	22
	138	Two	22
	139	Three	31





## **Appendix 3**

# **Architectural and Landscape Plans**

DESIGNGROUP  
**STAPLETON ELLIOTT**

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designgroupstapletonelliott.co.nz

THAMES PACIFIC  
**RESIDENTIAL DEVELOPMENT**

240 KAPITI ROAD  
**RESOURCE CONSENT**

21 FEBRUARY 2021



designgroup  
**stapleton elliott**



# RC01 REV.1

## LOCALITY PLAN

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:22:37 pm**

**District Plan Zone:**  
General Residential Zone (Paraparauamu)

- District Plan Requirements:**
- 8m Maximum Building Height
  - 3m Boundary Offset

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



designgroup  
**stapleton elliott**





## CONTEXT PLAN

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:22:40 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h

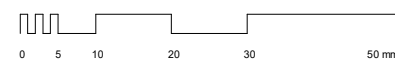
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz





# RC03 REV.1

## REFERENCE PLAN

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

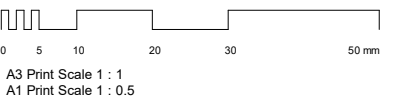
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:23:23 pm**

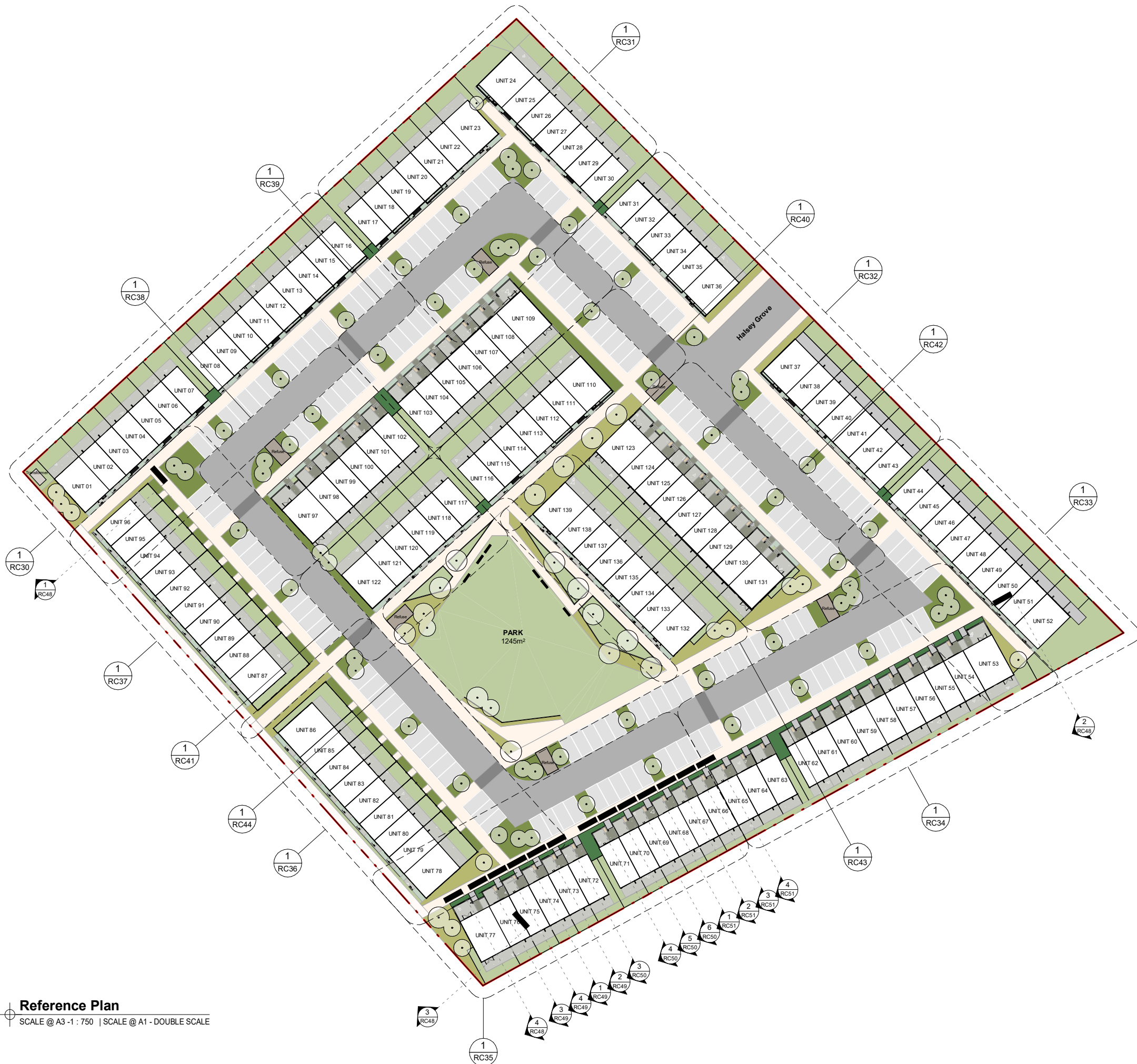
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



**Reference Plan**  
SCALE @ A3-1: 750 | SCALE @ A1 - DOUBLE SCALE



## SITE PLAN - GROUND FLOOR

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

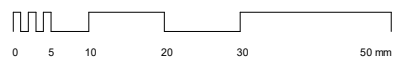
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:24:12 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

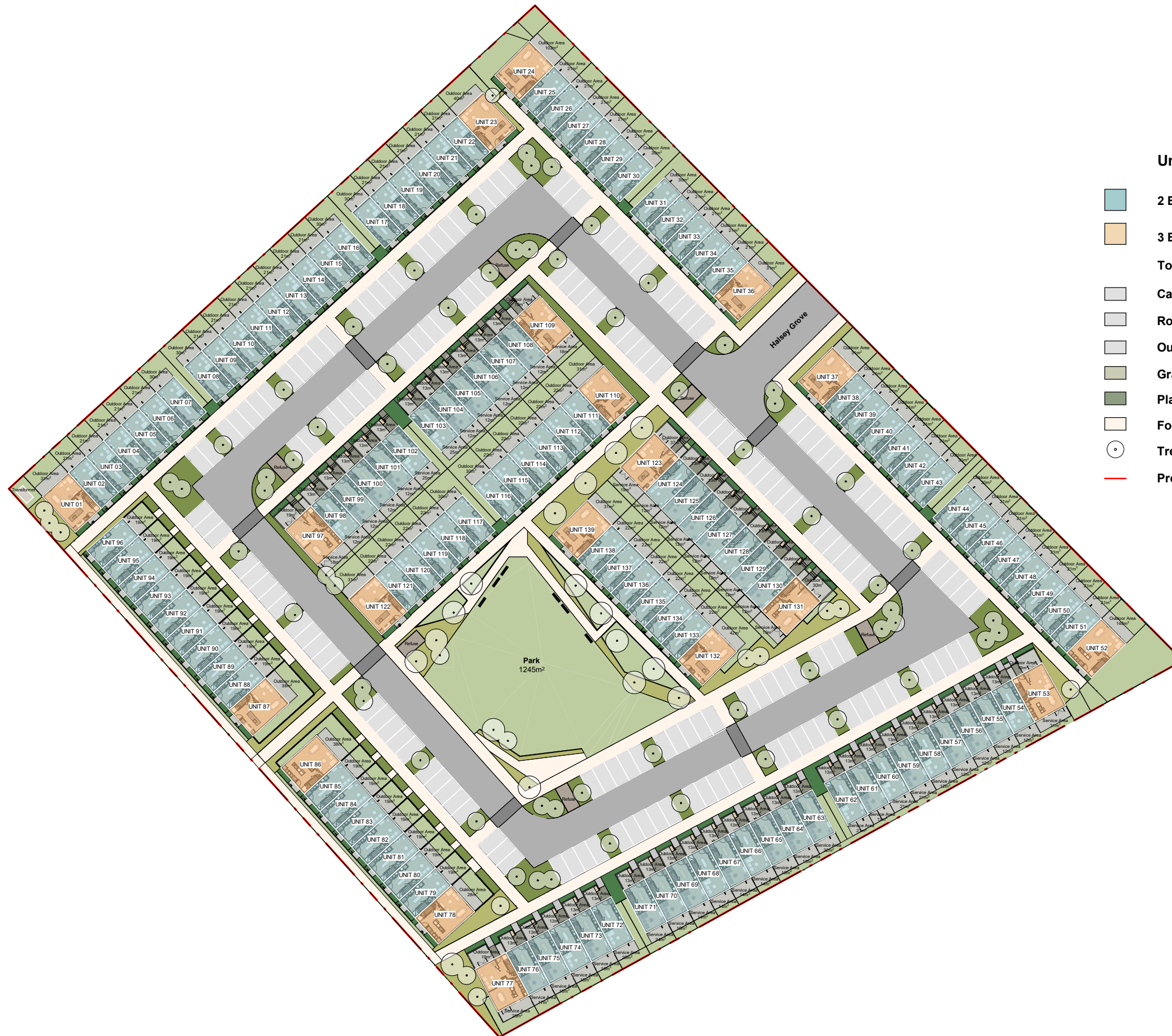
### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



Unit Type	No.	Unit Area
2 Bedroom	120	72m <sup>2</sup> - 75m <sup>2</sup>
3 Bedroom	19	106m <sup>2</sup> - 109m <sup>2</sup>
<b>Total:</b>	<b>139</b>	
Carparks	170	
Road		
Outdoor Living Patio		
Grass		
Planting / Landscaping		
Footpath		
Tree		
Property Line		



## SITE PLAN - FIRST FLOOR

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

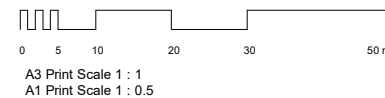
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:21 pm**

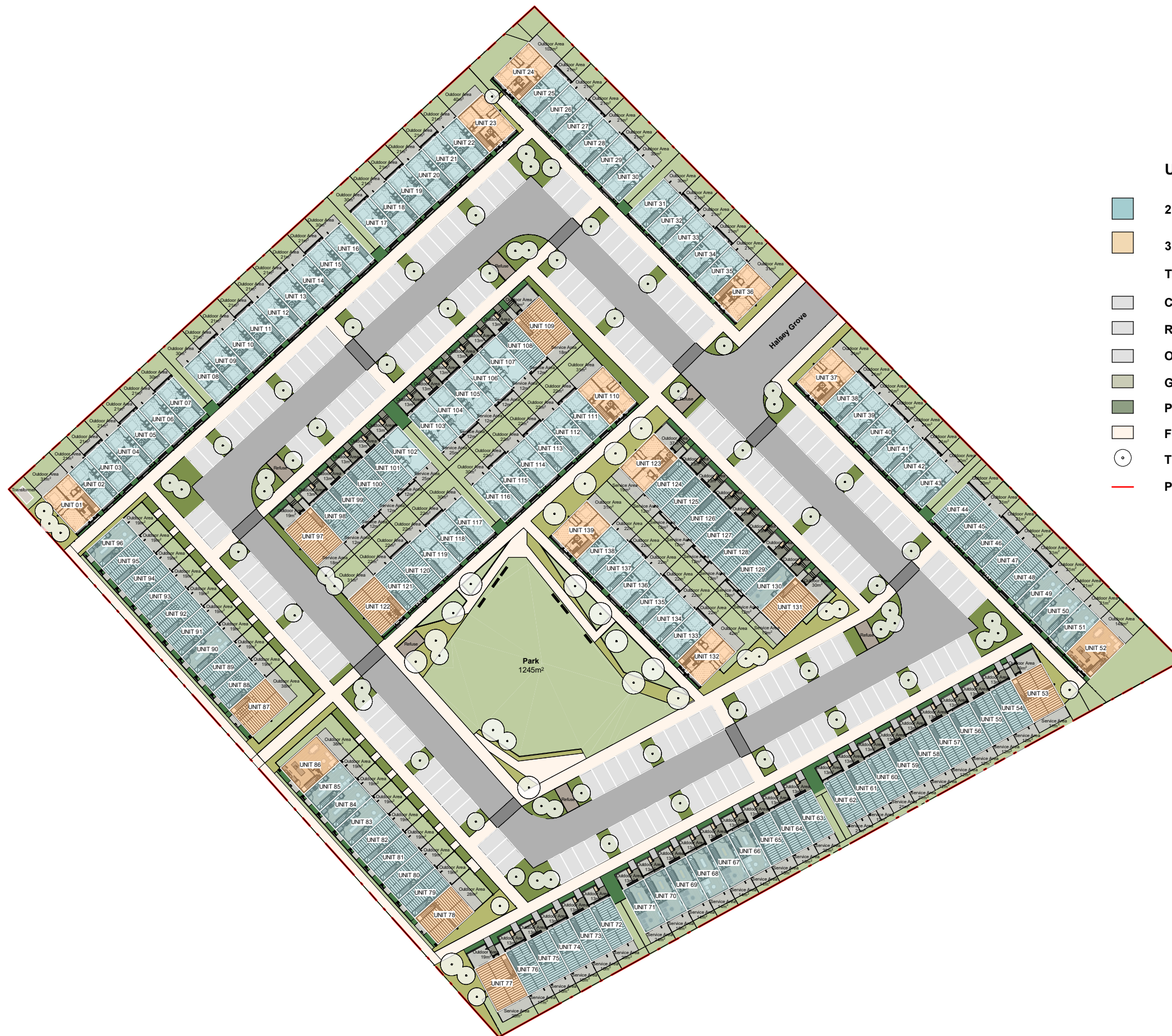
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



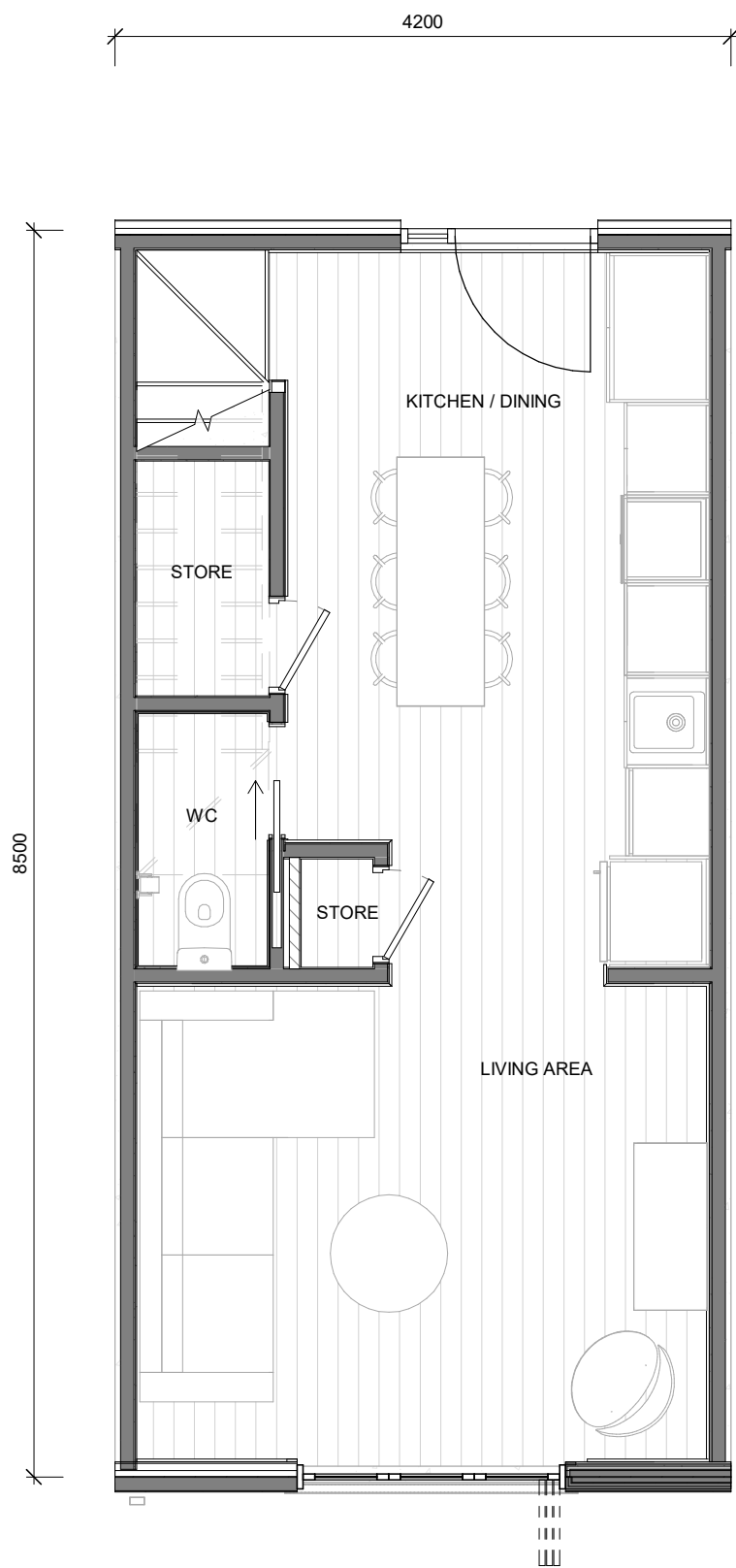
Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



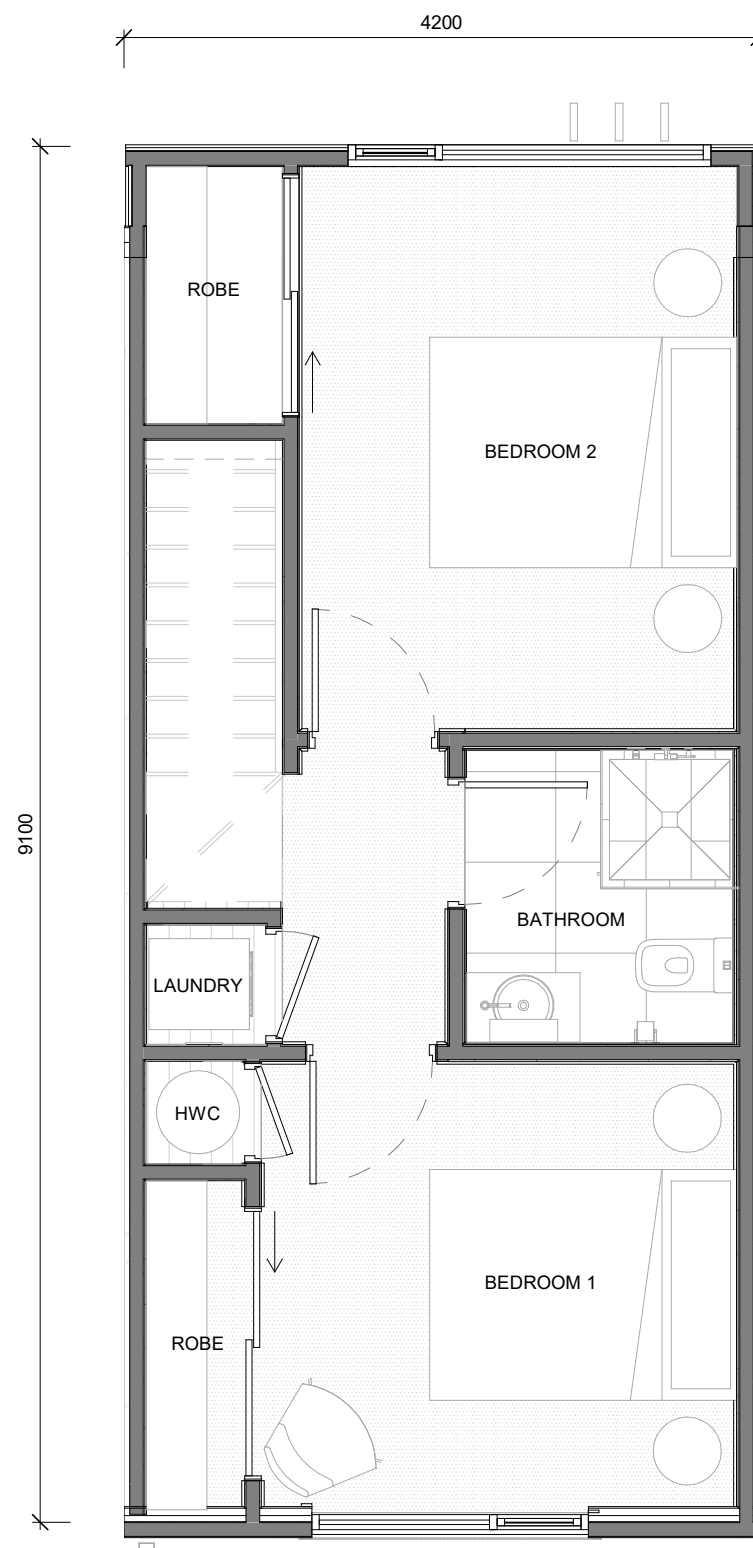
Unit Type	No.	Unit Area
2 Bedroom	120	72m <sup>2</sup> - 75m <sup>2</sup>
3 Bedroom	19	106m <sup>2</sup> - 109m <sup>2</sup>
<b>Total:</b>	<b>139</b>	
Carparks	170	
Road		
Outdoor Living Patio		
Grass		
Planting / Landscaping		
Footpath		
Tree		
Property Line		

## Site Plan - Level 1

SCALE @ A3 - 1 : 750 | SCALE @ A1 - DOUBLE SCALE



**2 Bed - Ground Floor - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**2 Bed - First Floor - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

# RC16 REV.1

## 2 BEDROOM UNIT - TYPE 1

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:34 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

# RC17 REV.1

## 2 BEDROOM UNIT - TYPE 2

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:37 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

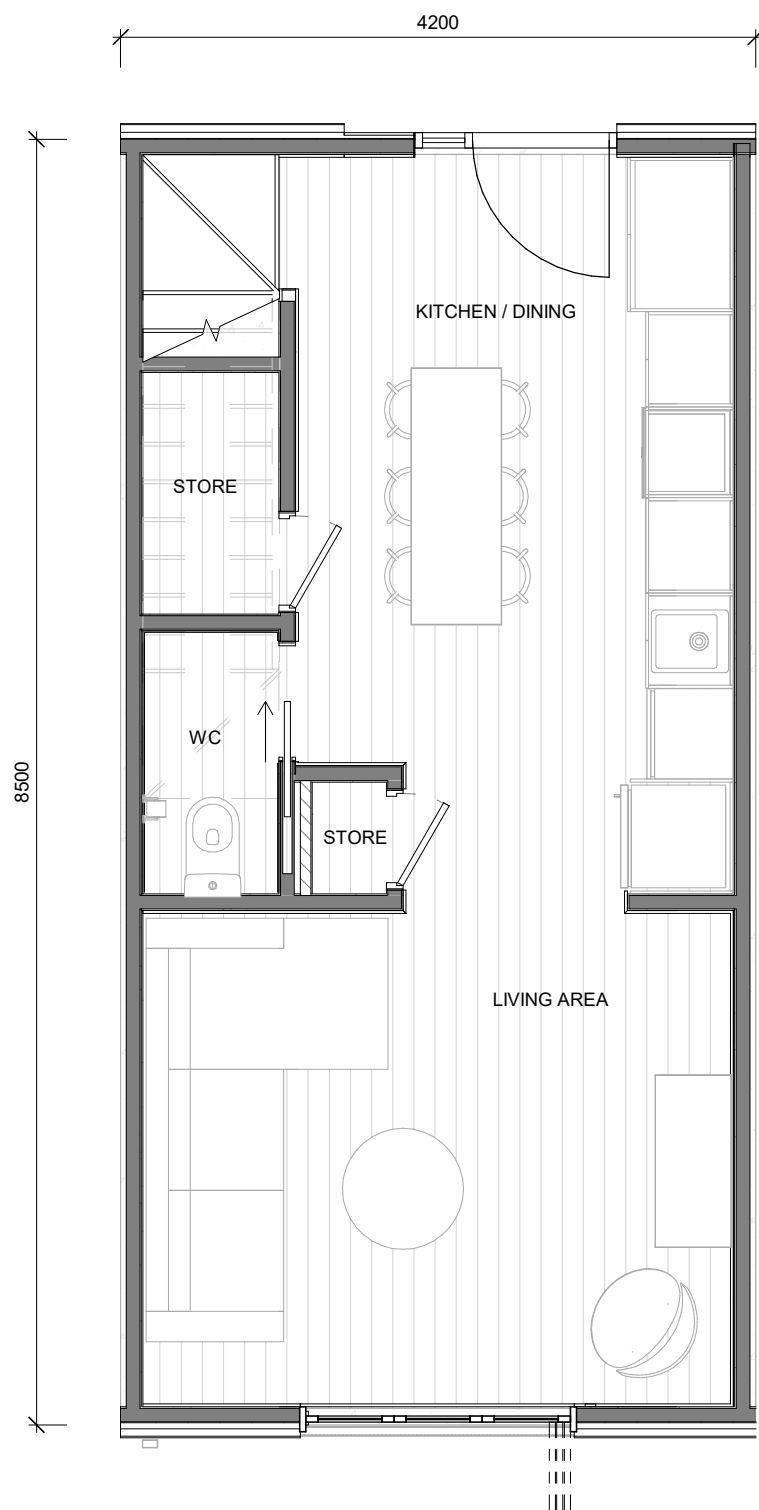
### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

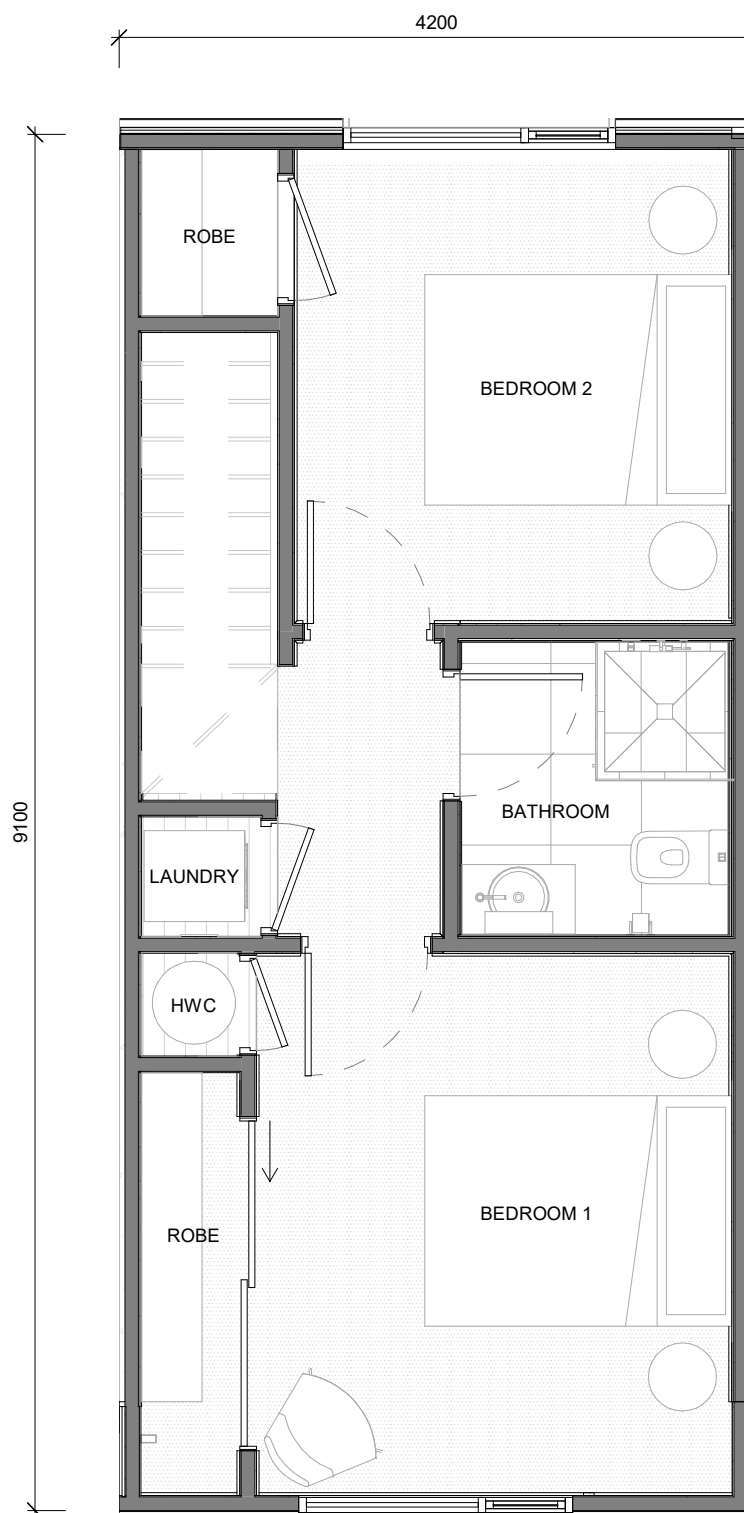


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**2 Bed - Ground Floor - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

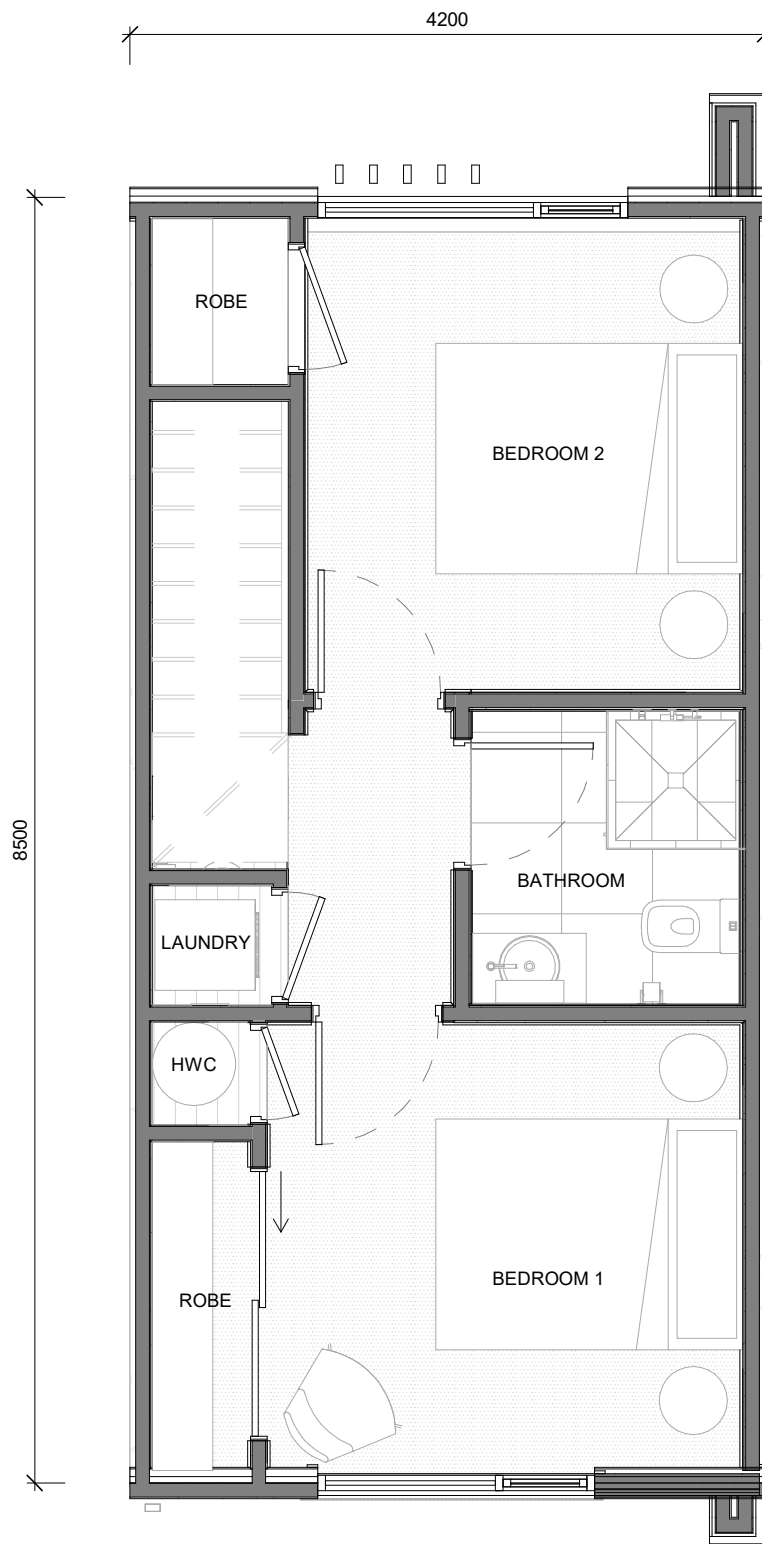


**2 Bed - First Floor - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE





**2 Bed - Ground Floor - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**2 Bed - First Floor - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

# RC18 REV.1

## 2 BEDROOM UNIT - TYPE 3

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

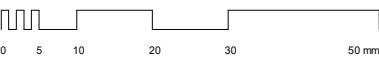
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:39 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
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# RC19 REV.1

## 3 BEDROOM UNIT - TYPE 1

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

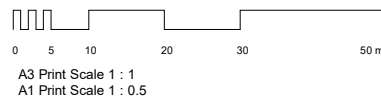
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:42 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

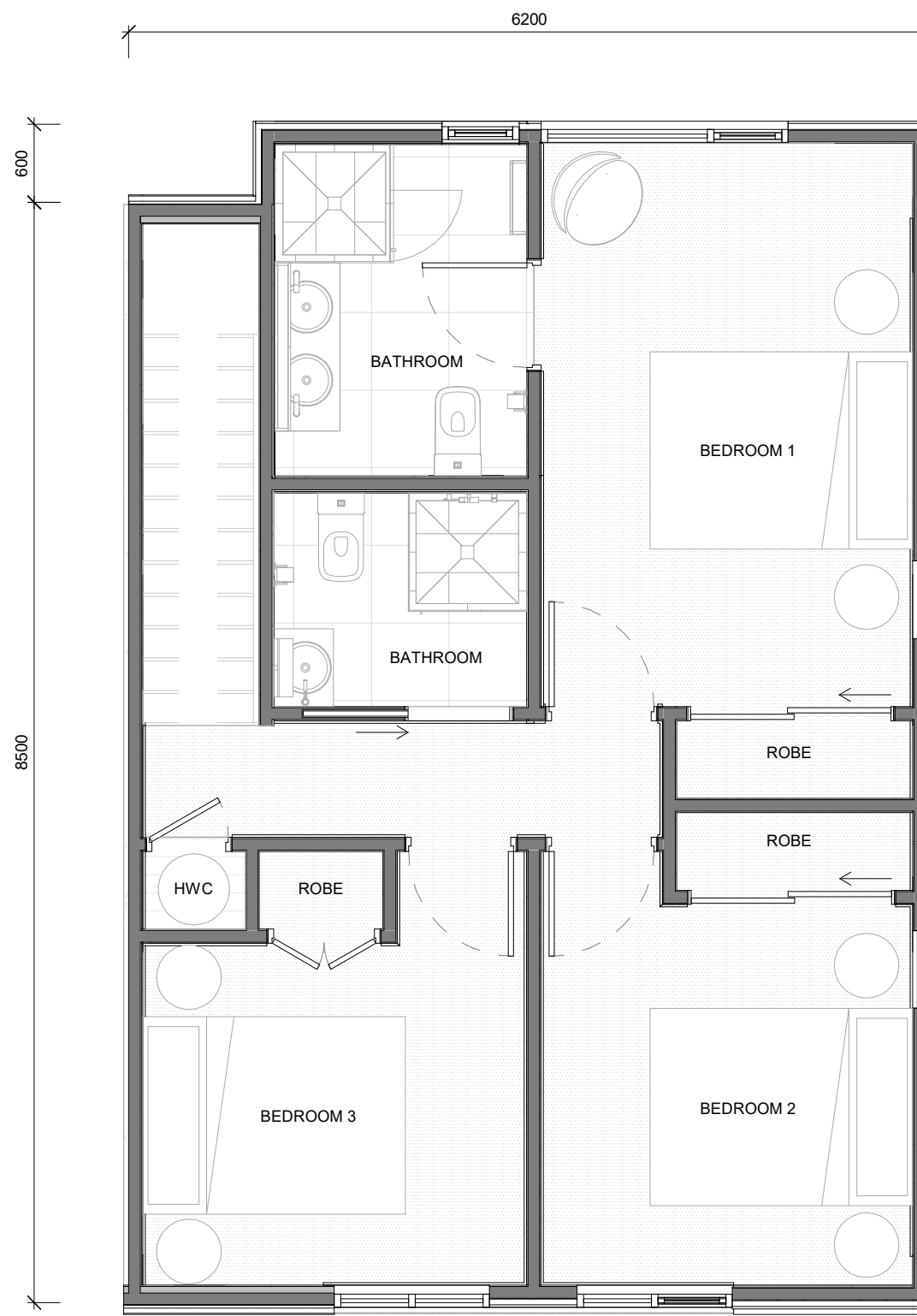
Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**3 Bed - Ground Floor - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bed - First Floor - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

# RC20 REV.1

## 3 BEDROOM UNIT - TYPE 1 (BATH OPTION)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:45 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

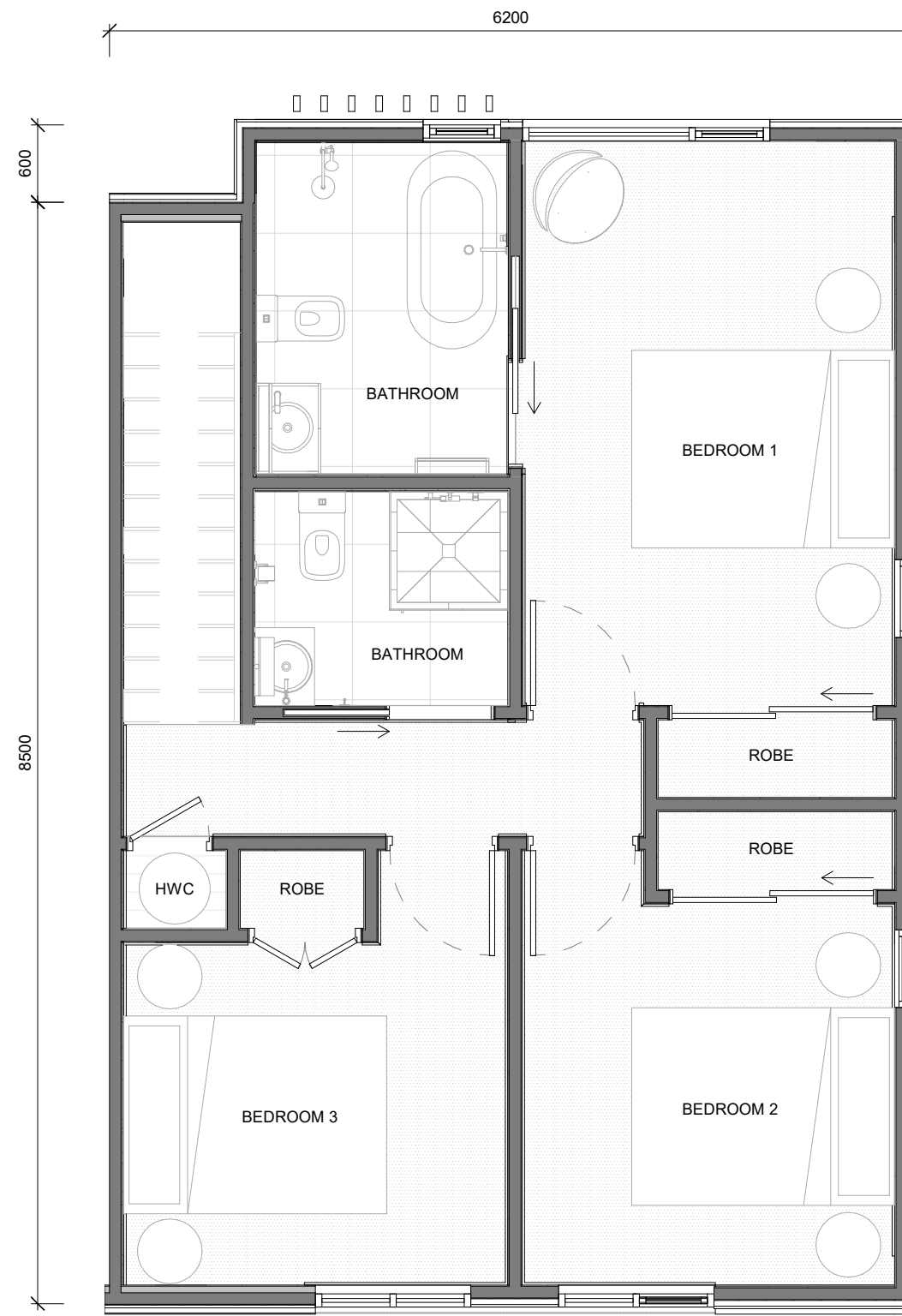


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**3 Bed - Ground Floor - Type 1 (Bath Option)**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bed - First Floor - Type 1 (Bath Option)**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



# RC21 REV.1

## 3 BEDROOM UNIT - TYPE 2

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

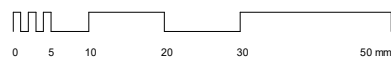
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:48 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

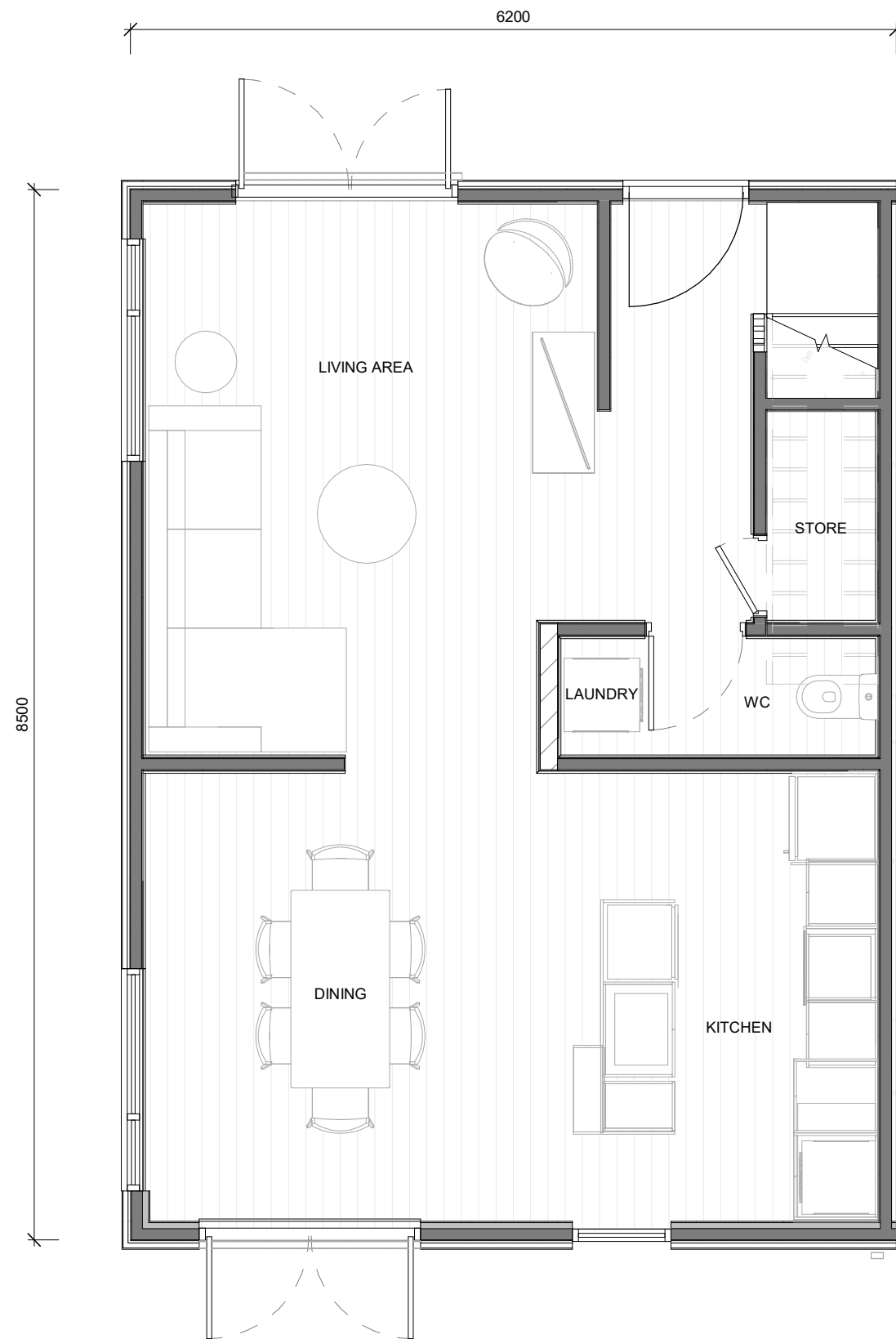
### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

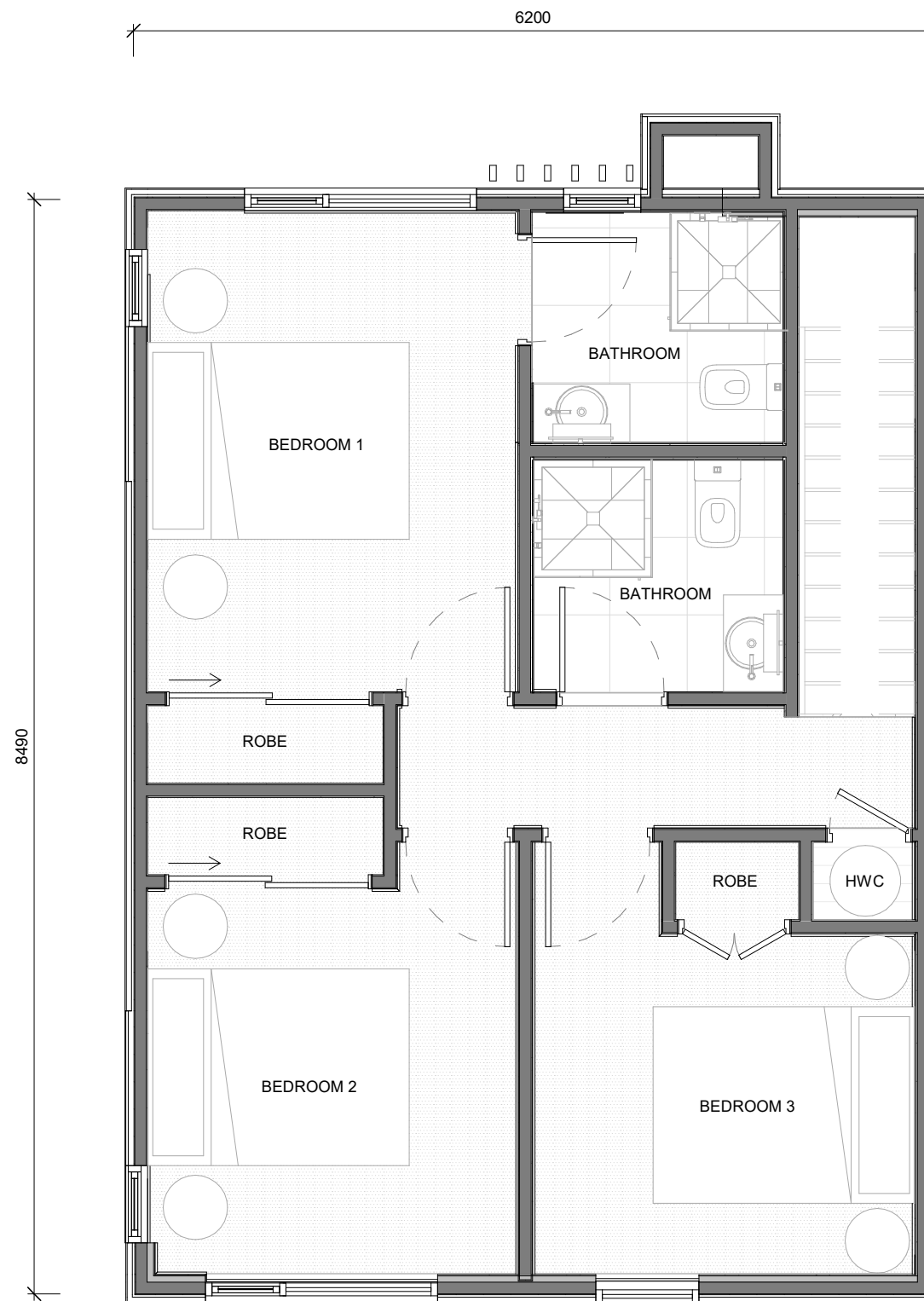


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



**3 Bed - Ground Floor - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bed - First Floor - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## 3 BEDROOM UNIT - TYPE 3

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

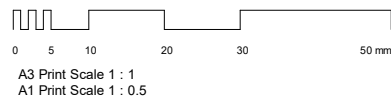
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:25:51 pm**

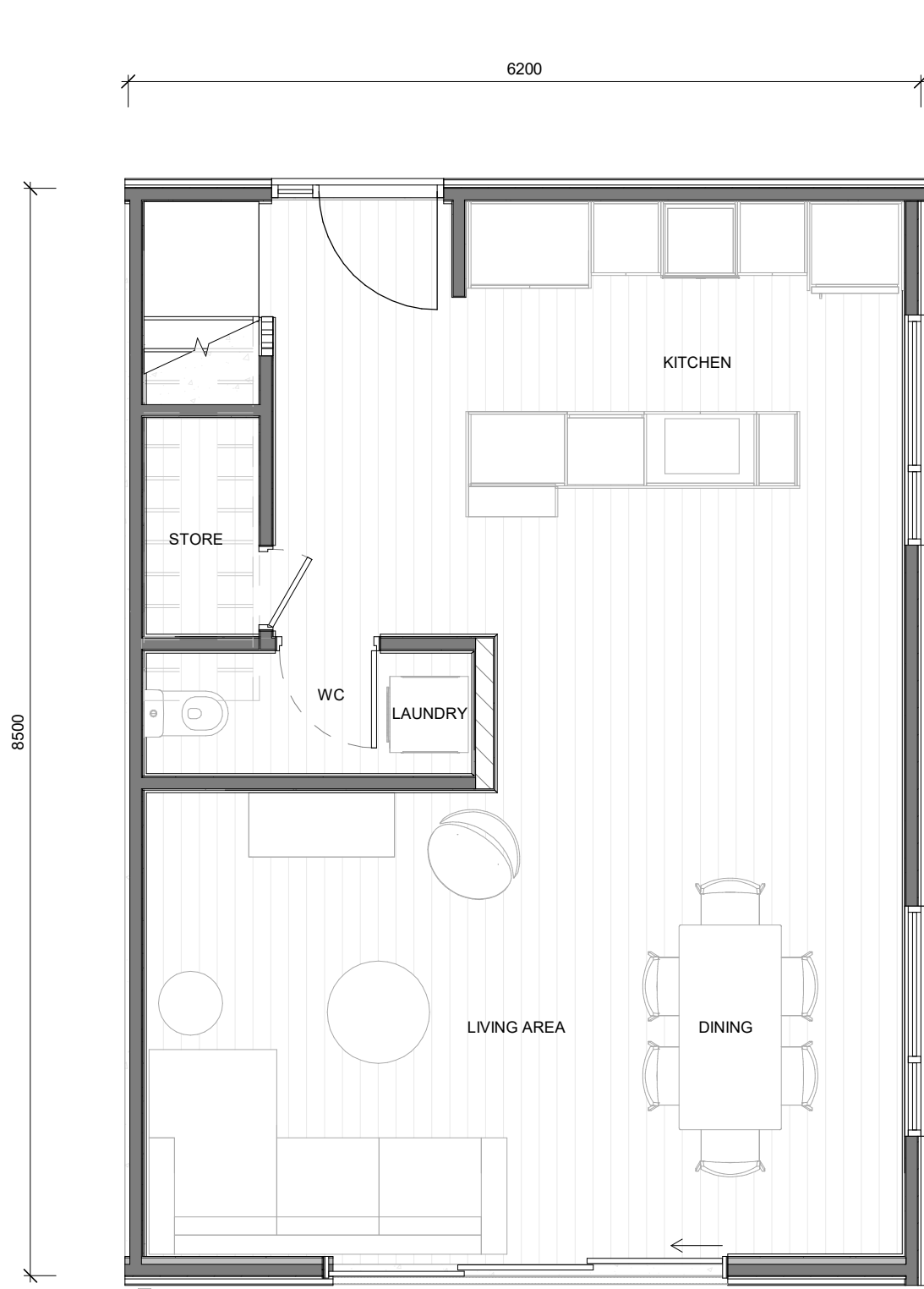
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

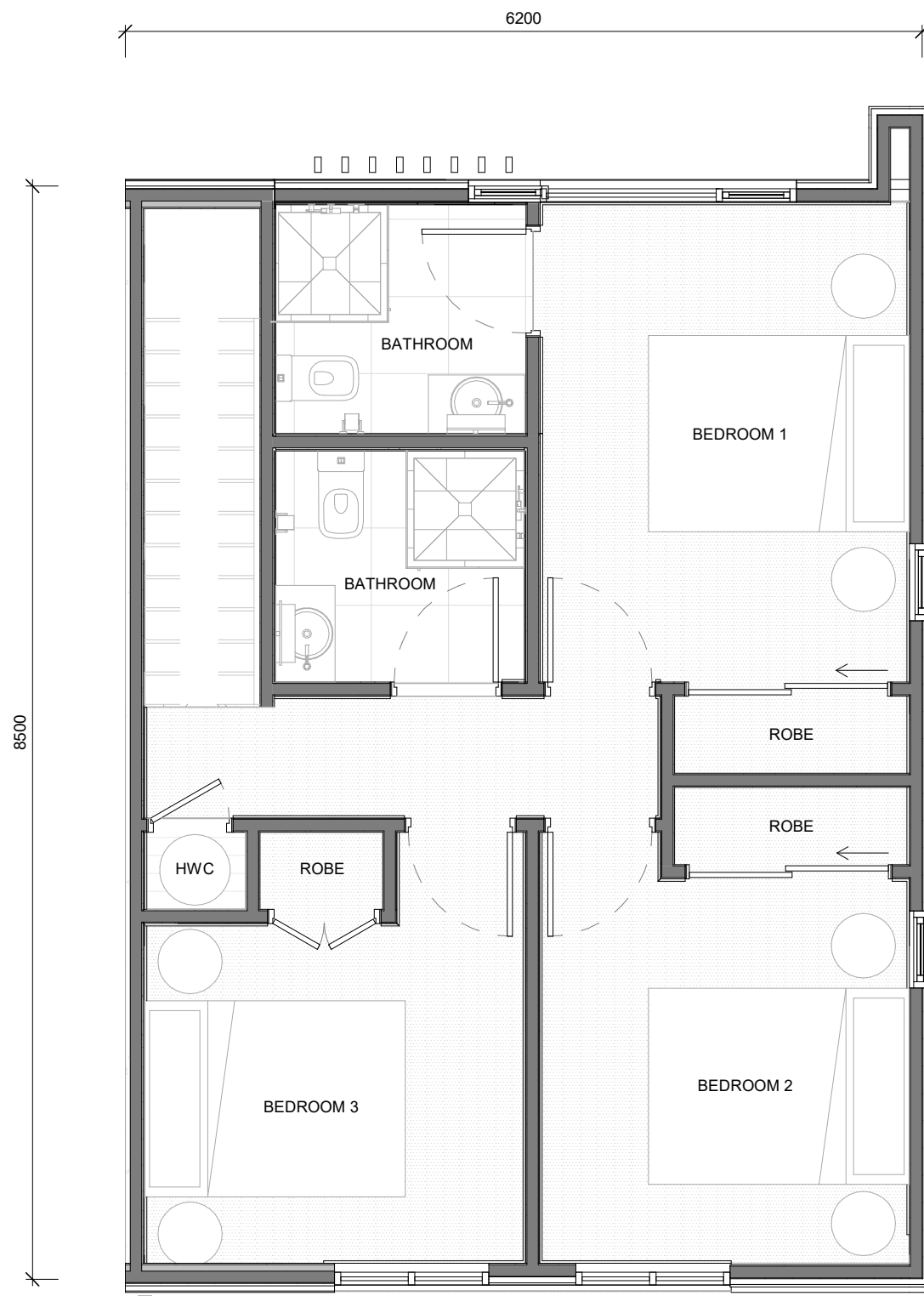
Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



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Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



**3 Bed - Ground Floor - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bed - First Floor - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## 2 BEDROOM UNIT - TYPE 1

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

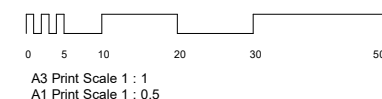
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:26:05 pm**

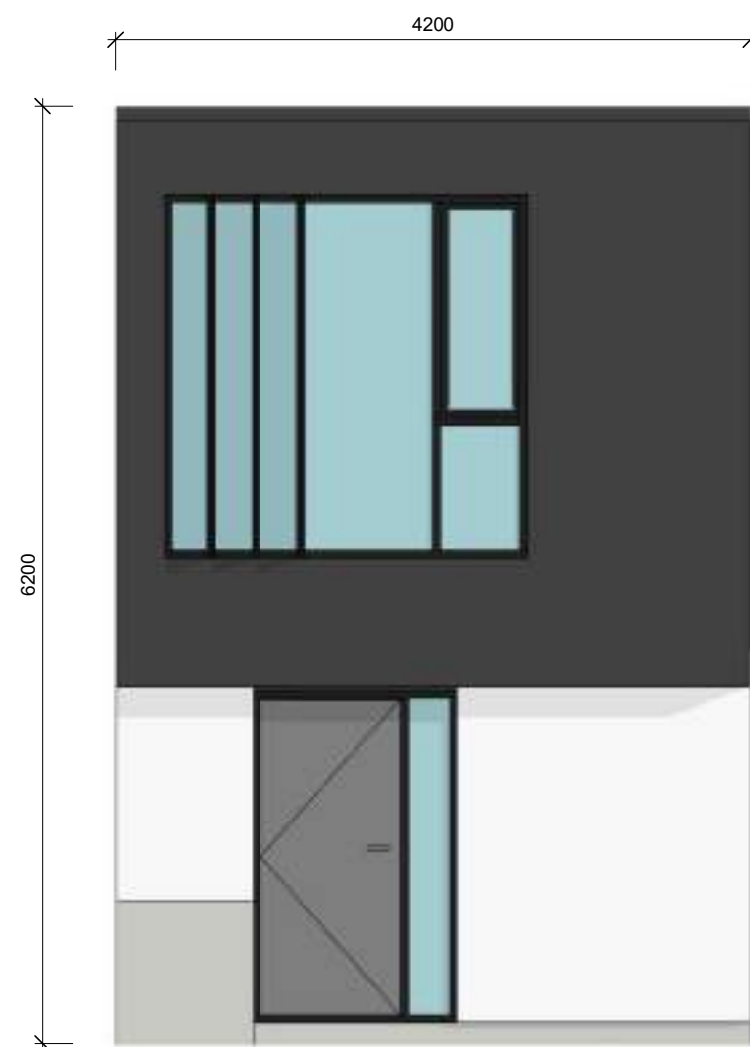
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



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Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**2 Bedroom Unit - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**2 Bedroom Unit - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## 2 BEDROOM UNIT - TYPE 2

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

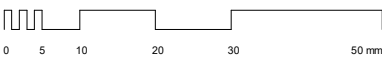
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:26:20 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

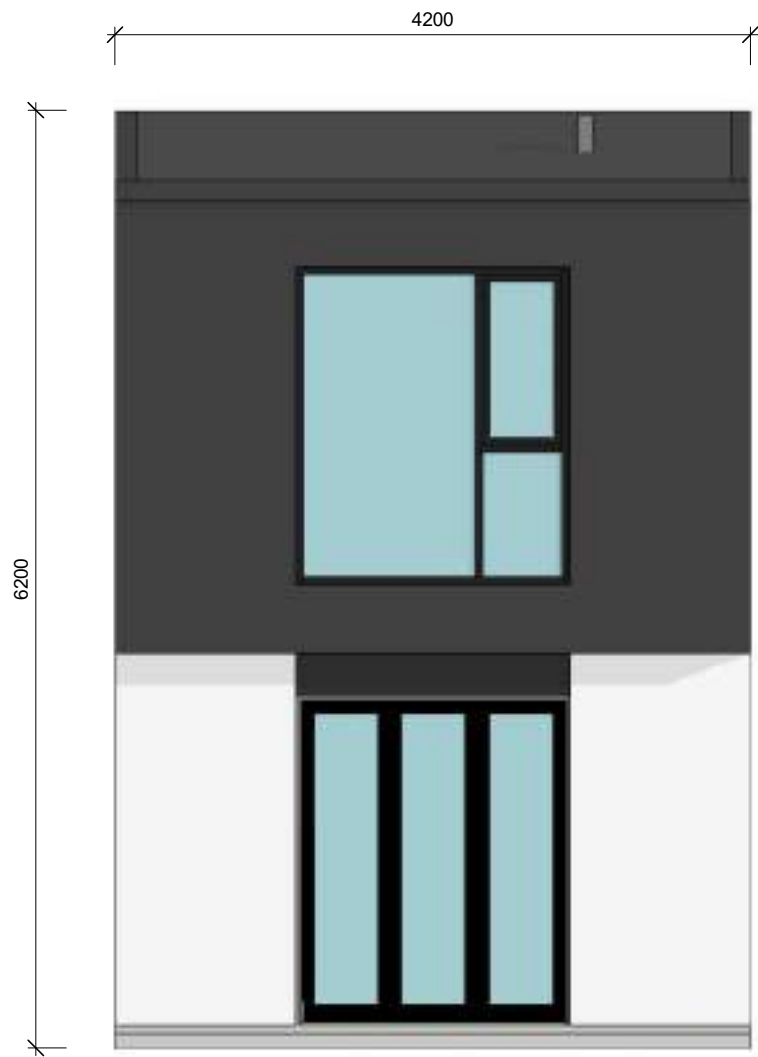


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**2 Bedroom Unit - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**2 Bedroom Unit - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## 2 BEDROOM UNIT - TYPE 3

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

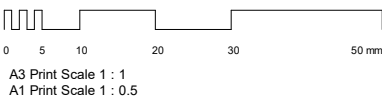
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:26:34 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



**2 Bedroom Unit - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**2 Bedroom Unit - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz

# RC26 REV.1

## 3 BEDROOM UNIT - TYPE 1

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

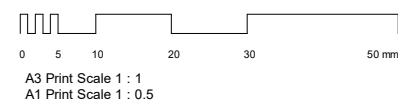
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:26:49 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**3 Bedroom Unit - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bedroom Unit - Type 1**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## 3 BEDROOM UNIT - TYPE 2

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

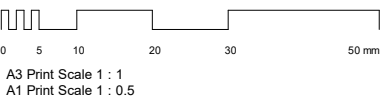
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:27:04 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**3 Bedroom Unit - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bedroom Unit - Type 2**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

# RC28 REV.1

## 3 BEDROOM UNIT - TYPE 3

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

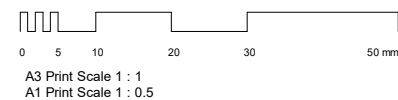
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:27:20 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



**3 Bedroom Unit - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



**3 Bedroom Unit - Type 3**  
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



# RC29 REV.1

## LANDSCAPE MASTERPLAN

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

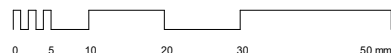
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:28:04 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Brushed Concrete (Pathways)
- Artificial Turf (Back yards)
- Specimen Tree
- Entry Door Planting
- Carparking Planting
- Public / Walkway Planting

**\*Note.** Refer to RC37 for Planting Palette

# RC30 REV.1

## LANDSCAPE PLANS (UNITS 1-16)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:28:21 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 1-16**  
SCALE @ A3-1 : 250 | SCALE @ A1 - DOUBLE SCALE



# RC31 REV.1

## LANDSCAPE PLANS (UNITS 17-30)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:28:35 pm**

1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

# RC32 REV.1

## LANDSCAPE PLANS (UNITS 31-43)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

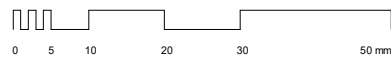
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:28:48 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

# RC33 REV.1

## LANDSCAPE PLANS (UNIT 44-52)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:28:58 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette



## LANDSCAPE PLANS (UNIT 53-65)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

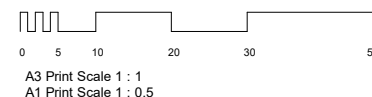
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:29:09 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 53-65**  
SCALE @ A3 - 1 : 250 | SCALE @ A1 - DOUBLE SCALE

# RC35 REV.1

## LANDSCAPE PLANS (UNIT 66-77)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

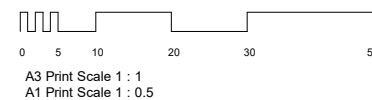
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:29:18 pm**

1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- Letterbox
- Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 66-77**  
SCALE @ A3 - 1 : 250 | SCALE @ A1 - DOUBLE SCALE



# RC36 REV.1

## LANDSCAPE PLANS (UNITS 78-86)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

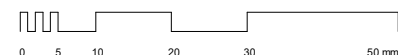
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:29:27 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette



# RC37 REV.1

## LANDSCAPE PLANS (UNITS 87-96)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**

PLOT DATE: **21/02/2022 1:29:37 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h

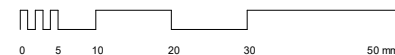
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



designgroup  
**stapleton elliott**



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 87-96**  
SCALE @ A3 -1 : 250 | SCALE @ A1 - DOUBLE SCALE

# RC38 REV.1

## LANDSCAPE PLANS (UNITS 97-102)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

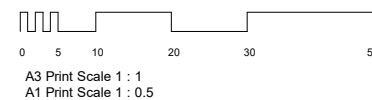
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:29:44 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 97-102**  
SCALE @ A3-1 : 250 | SCALE @ A1 - DOUBLE SCALE

## LANDSCAPE PLANS (UNITS 103-109)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

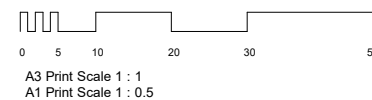
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:29:51 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- Letterbox
- Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette



# RC40 REV.1

## LANDSCAPE PLANS (UNITS 110-116)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

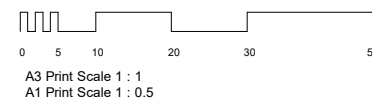
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:29:58 pm**

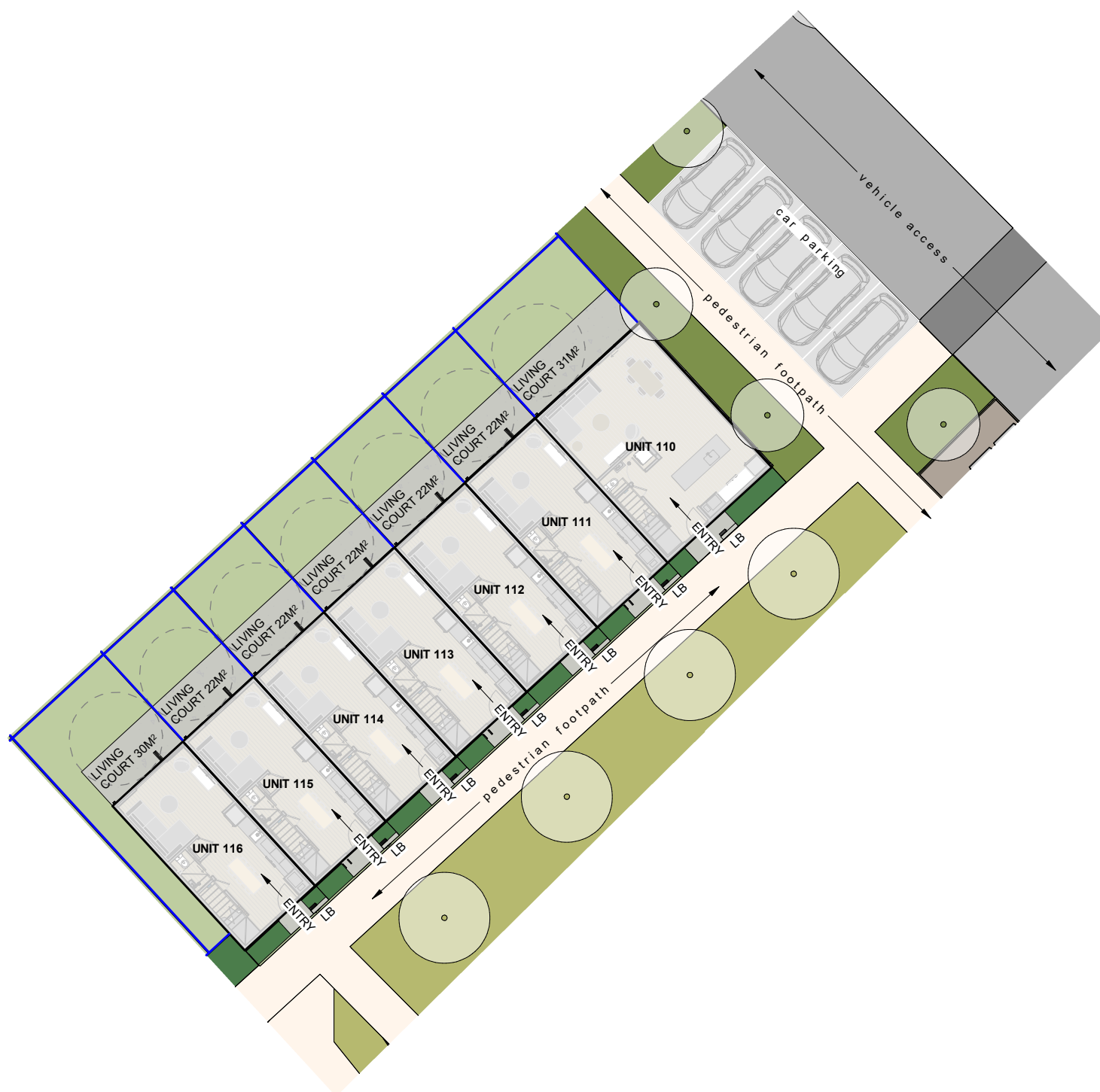
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Letterbox
- Gate
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 110-116**  
SCALE @ A3 - 1 : 250 | SCALE @ A1 - DOUBLE SCALE

# RC41 REV.1

## LANDSCAPE PLANS (UNITS 117-122)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:30:04 pm**



**Landscape Plan - Units 117-122**  
SCALE @ A3 - 1 : 250 | SCALE @ A1 - DOUBLE SCALE

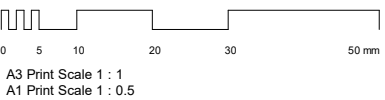
- |  |   |    |   |
|--|---|----|---|
|  | Exposed Aggregate Concrete (Outdoor Living Patio) | LB | Letterbox   |
|  | Asphalt (Parking Areas)                           | G  | Gate  |
|  | Asphalt (Road)                                    |    | 1800mm Timber Fence   |
|  | Exposed Aggregate Concrete (Pathways)             |    | 1200mm Timber Fence   |
|  | Artificial Turf (Back yards)                      |    | 1100mm Concrete Fence on 500mm Retaining Wall                                 |
|  | Unit Front Planting                               |    | 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top |
|  | Carparking Planting                               |    | Concrete Retaining on Boundary  |
|  | Public Walkway/Central Park Planting              |    | Timber Retaining on Boundary  |
|  |   |    | Specimen Tree   |
|  |   |    | Ø4m Outdoor Living  |

\*Note. Refer to RC37 for Planting Palette

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz

## LANDSCAPE PLANS (UNITS 123-131)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

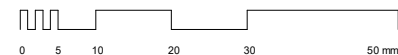
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:30:11 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

# RC43 REV.1

## LANDSCAPE PLANS (UNITS 132-139)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

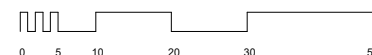
PROJECT No. **T675**

PLOT DATE: **21/02/2022 1:30:18 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

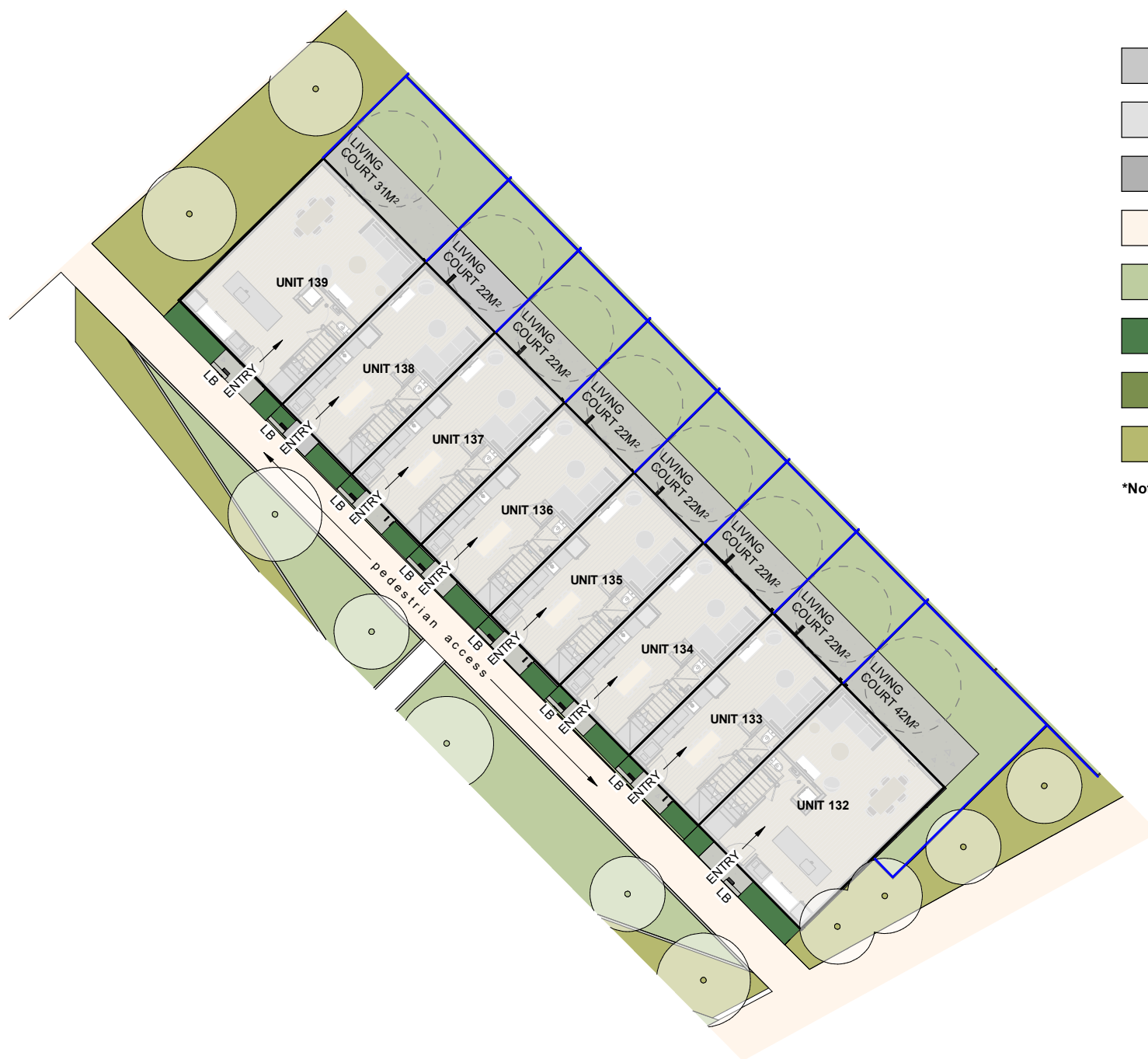
### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



- Exposed Aggregate Concrete (Outdoor Living Patio)
- Asphalt (Parking Areas)
- Asphalt (Road)
- Exposed Aggregate Concrete (Pathways)
- Artificial Turf (Back yards)
- Unit Front Planting
- Carparking Planting
- Public Walkway/Central Park Planting
- LB Letterbox
- G Gate
- 1800mm Timber Fence
- 1200mm Timber Fence
- 1100mm Concrete Fence on 500mm Retaining Wall
- 1100mm Concrete Fence on 500mm Retaining Wall, with 700mm Timber Fence on top
- Concrete Retaining on Boundary
- Timber Retaining on Boundary
- Specimen Tree
- Ø4m Outdoor Living

\*Note. Refer to RC37 for Planting Palette

**Landscape Plan - Units 133-140**  
SCALE @ A3-1 : 250 | SCALE @ A1 - DOUBLE SCALE



## LANDSCAPE PLANS (CENTRAL PARK)

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

### RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**

PLOT DATE: **21/02/2022 1:30:25 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
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# PLANTING PALETTE

## UNIT FRONT PLANTING



*Pratia angulata*  
Panakenake

*Chionochloa flavicans*  
'Mini Toetoe'

*Arthropodium cirratum*  
Renga Renga Lily

*Libertia ixioides*  
NZ Iris

*Pittosporum*  
Golfball

## PUBLIC WALKWAY/CENTRAL SPACE PLANTING



*Pratia angulata*  
Panakenake

*Hebe decumbens*

*Carex comans*  
'Green'

*Chionochloa flavicans*  
'Mini Toetoe'

*Coprosma acerosa*  
'Sand Coprosma'

*Muehlenbeckia astonii*  
Shrubby Tororaro

*Libertia ixioides*  
NZ Iris

*Phormium cookianum*  
'Emerald Gem'

*Pittosporum*  
Golfball

*Carex testacea*

## CARPARK PLANTERS



*Phormium cookianum*  
'Emerald Gem'

*Libertia ixioides*  
NZ Iris

*Pittosporum*  
Golfball

*Carex comans*  
'Green'

## SPECIMEN TREES



*Alectryon excelsus*  
Titoki

*Knightia excelsa*  
Rewarewa

*Pseudopanax lessonii*  
Coastal Five Finger

*Sophora microphylla*  
Kowhai

# RC45

REV.1

## PLANTING PALETTE

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**

PLOT DATE. **21/02/2022 1:30:28 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

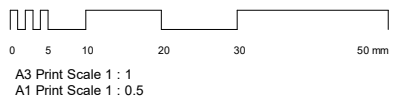
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
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**stapleton elliott**



## TYPICAL PLANTING DETAILS

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

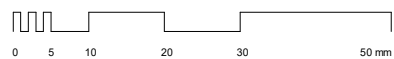
Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:30:30 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

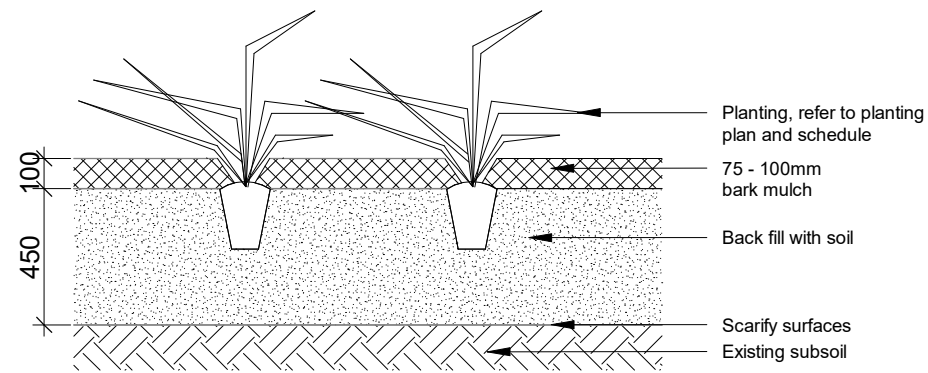
## Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

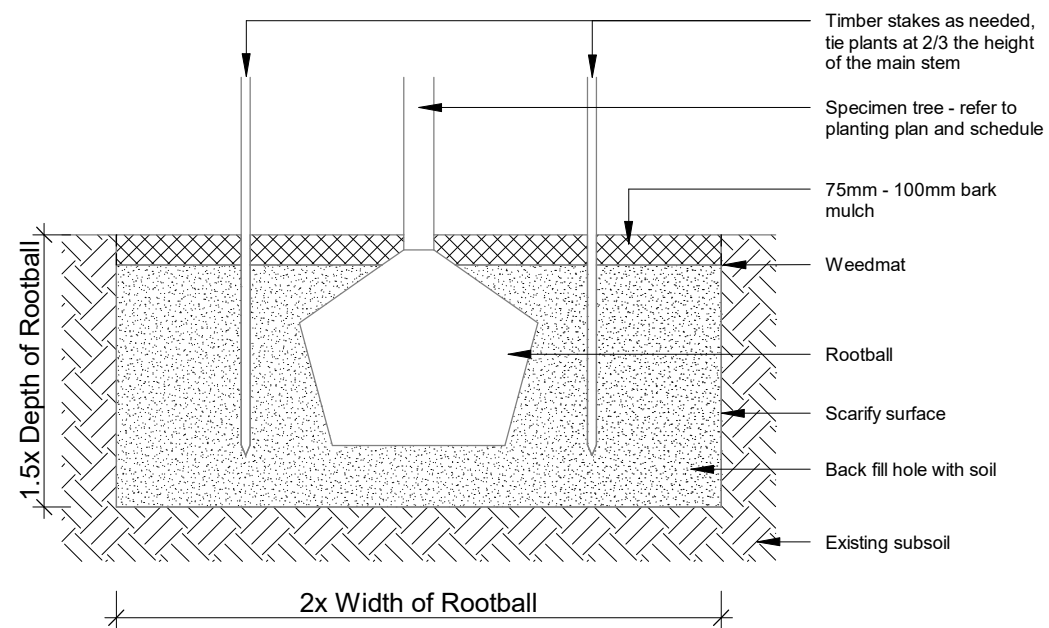


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



**Typical Planting Detail**  
SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE



**Typical Tree Detail**  
SCALE @ A3 - 1 : 25 | SCALE @ A1 - DOUBLE SCALE

# RC47 REV.1

## TYPICAL REFUSE

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE: **21/02/2022 1:30:46 pm**

### Rubbish Notes

- 12 x 1100L (1240L x 1070W x 1330H)
- 12 x 240L (500L x 500L x 1100H)

**6x Typical Refuse stations on site\***

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

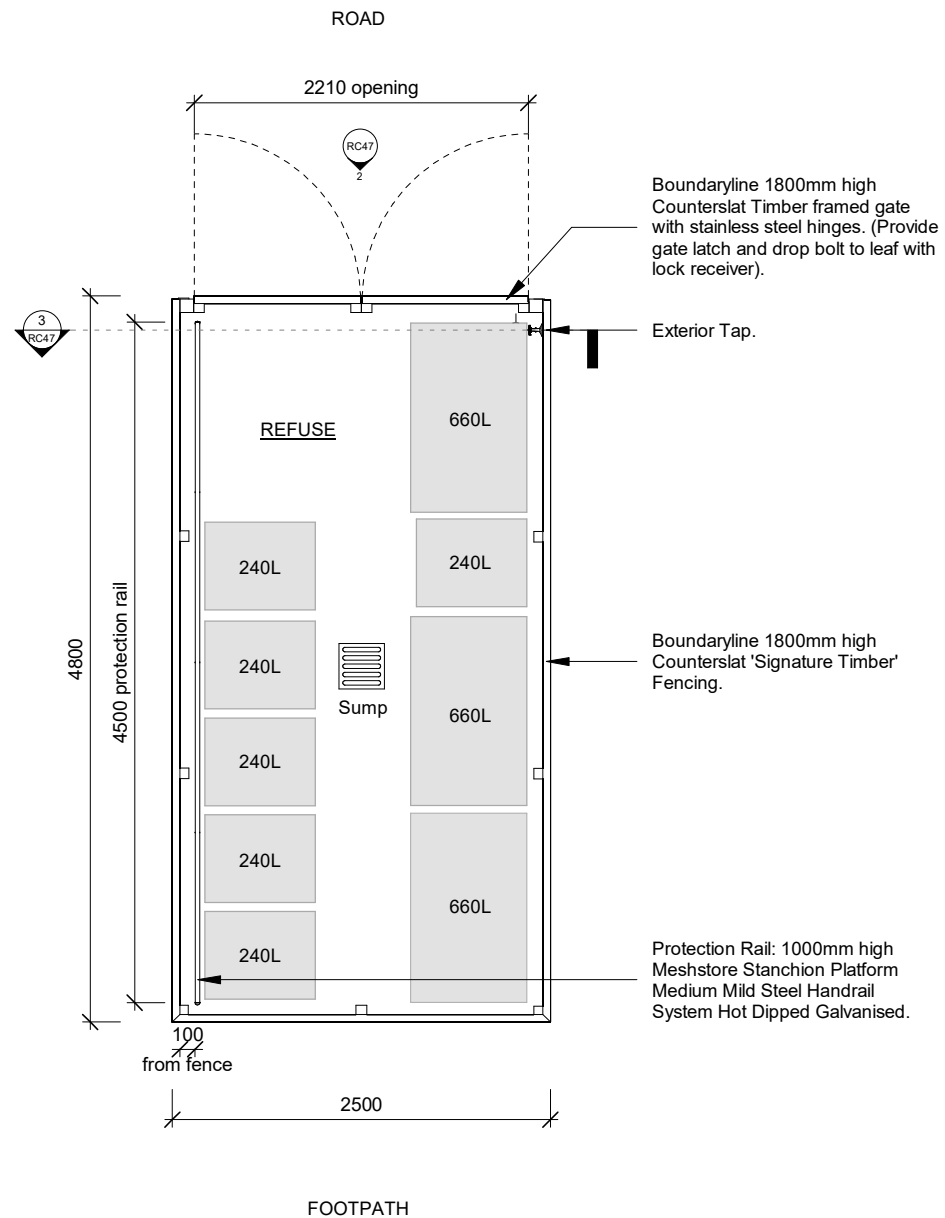
### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



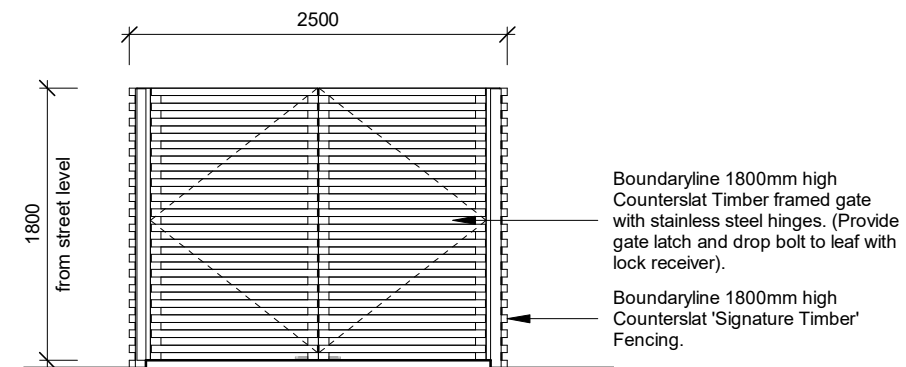
A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



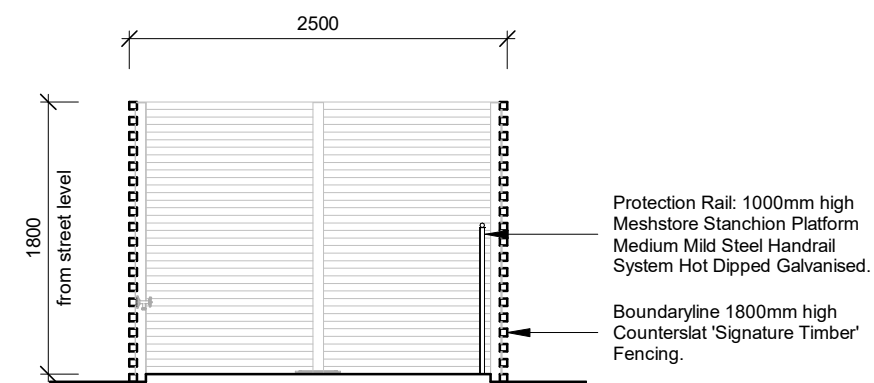
### Refuse Plan

SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



### Refuse Elevation

SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



### Refuse Section

SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE

## SECTIONS

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:31:12 pm**

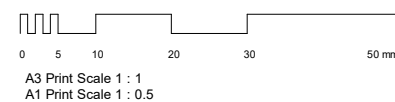
### Section Notes

- Height in Relation to Boundary taken from existing ground line.
- Non compliance taken 100mm above roofline.

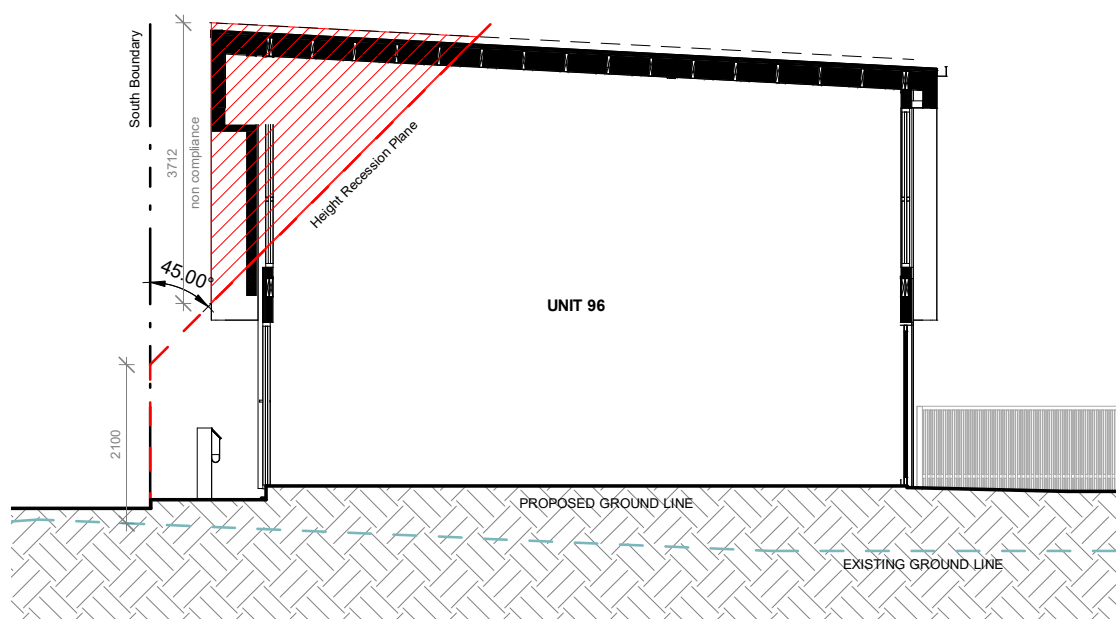
1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

### Site Information

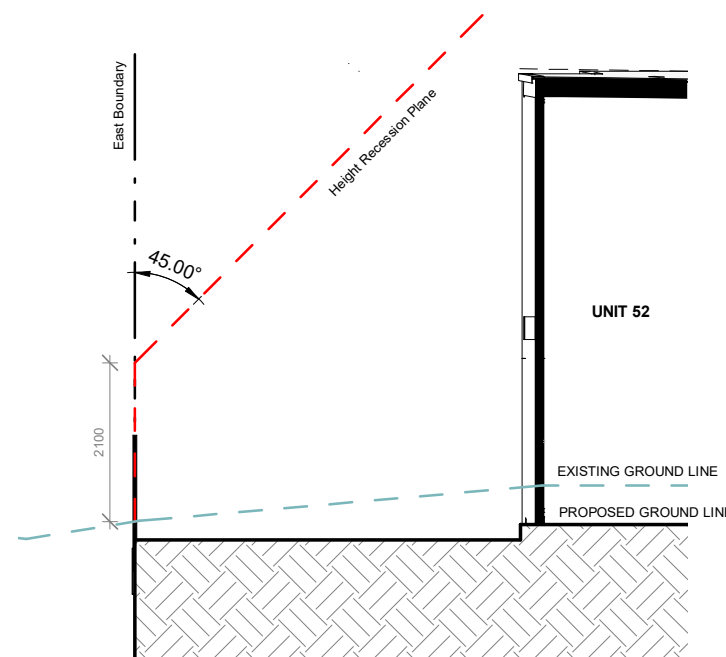
Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



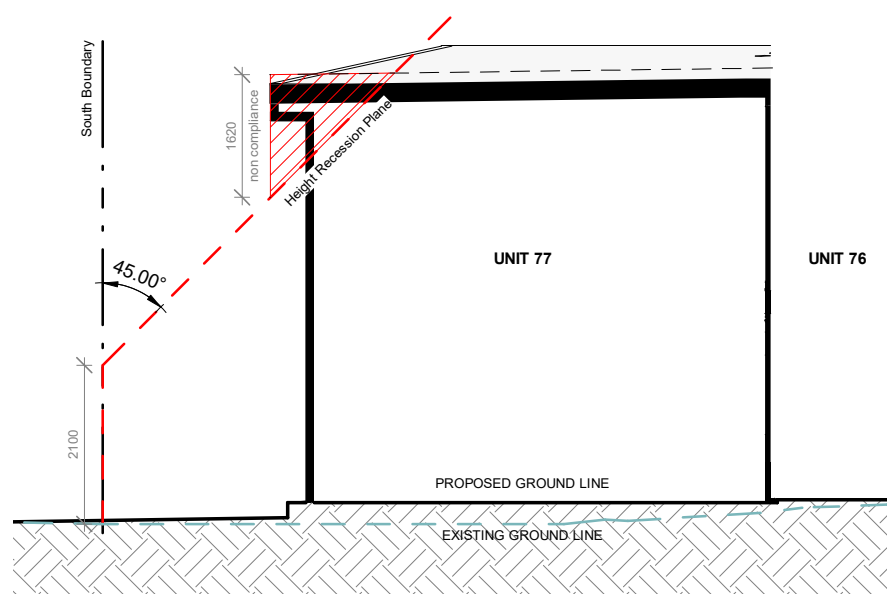
Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



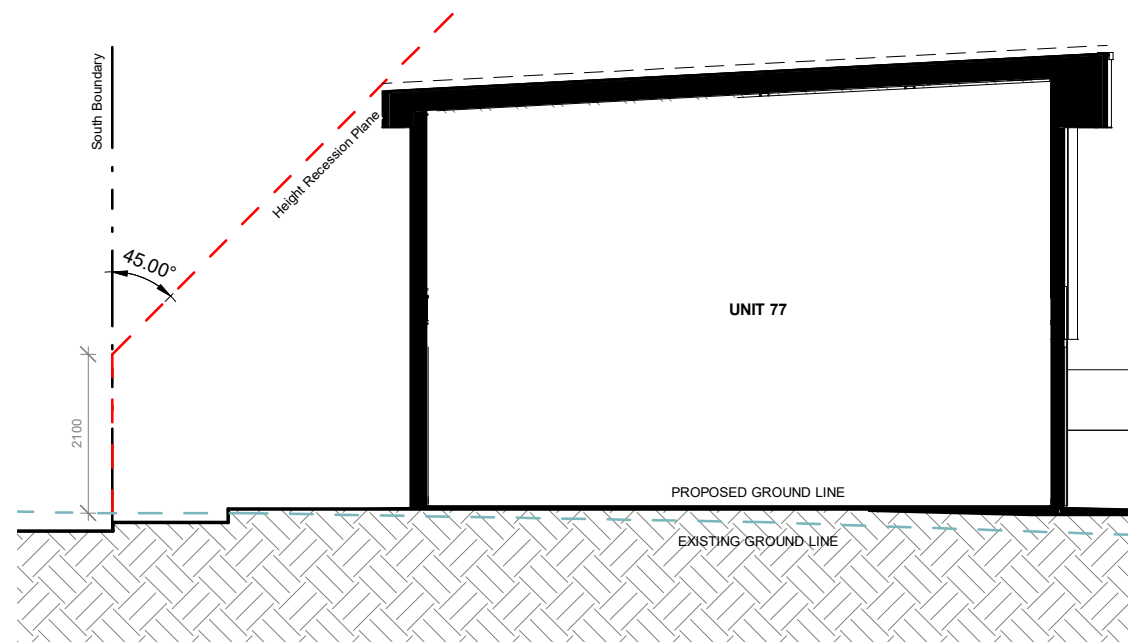
**Section South Boundary 1**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 3**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section South Boundary 3**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 2**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



## SECTIONS

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:31:37 pm**

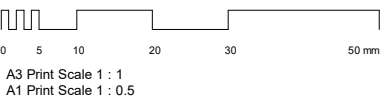
## Section Notes

- Height in Relation to Boundary taken from existing ground line.
- Non compliance taken 100mm above roofline.

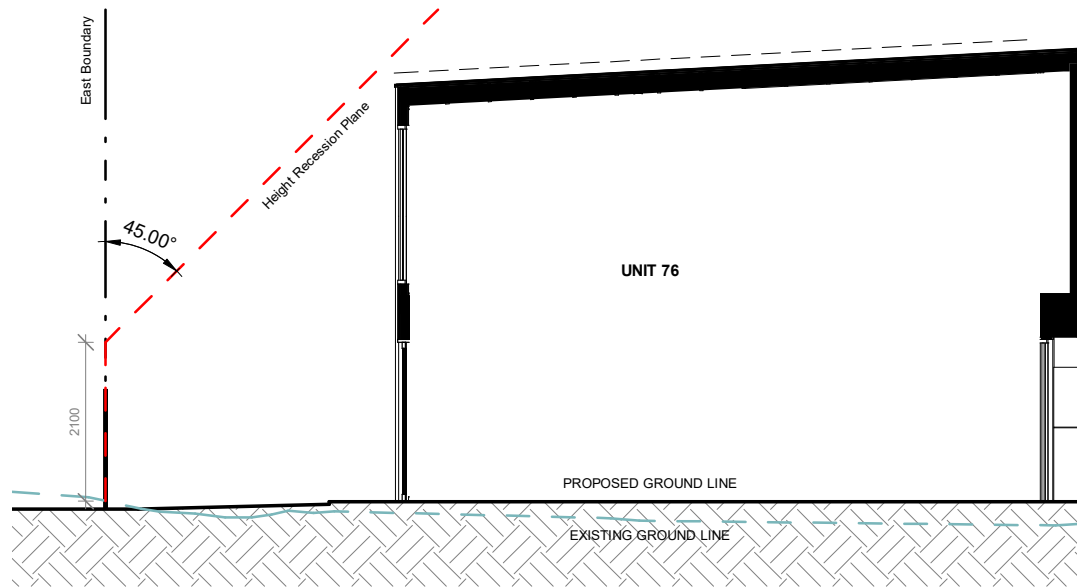
NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

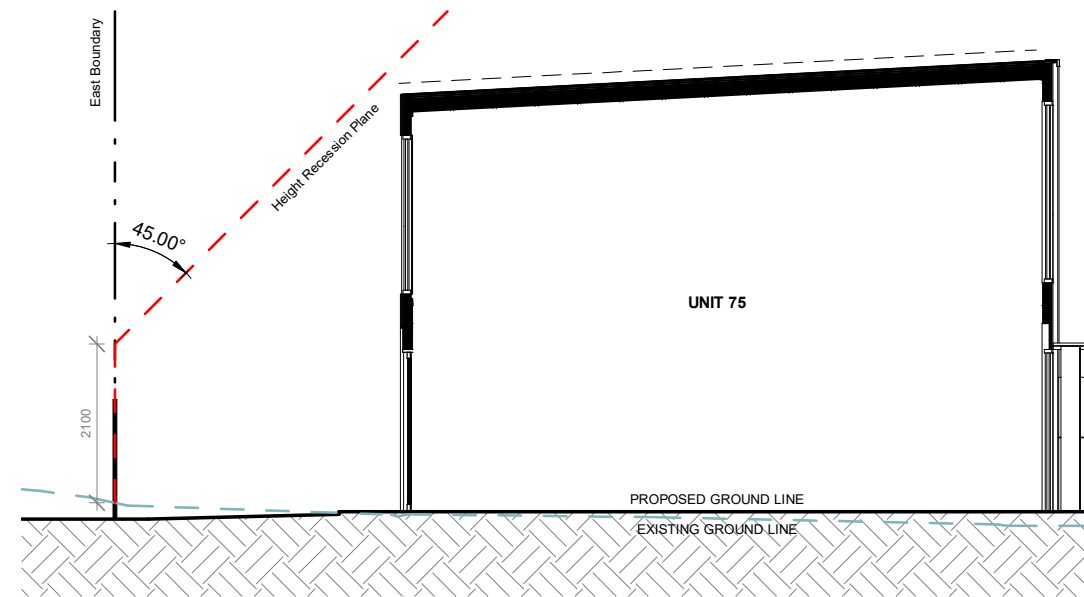
Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



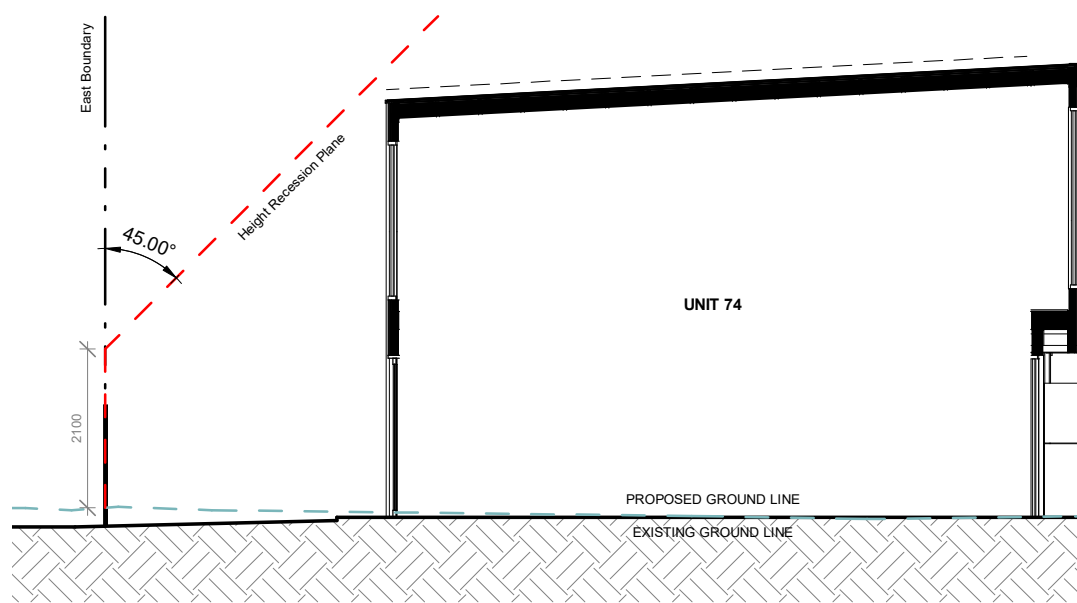
Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



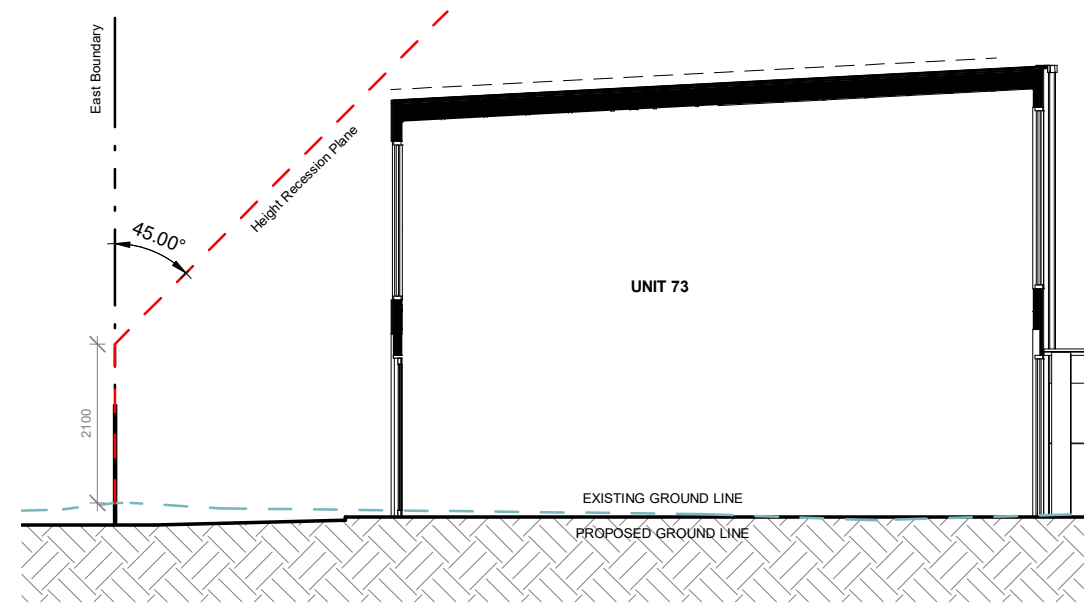
**Section East Boundary 4**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 5**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 6**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 7**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

## SECTIONS

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:32:03 pm**

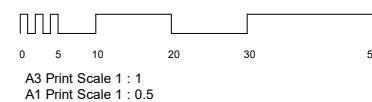
### Section Notes

- Height in Relation to Boundary taken from existing ground line.
- Non compliance taken 100mm above roofline.

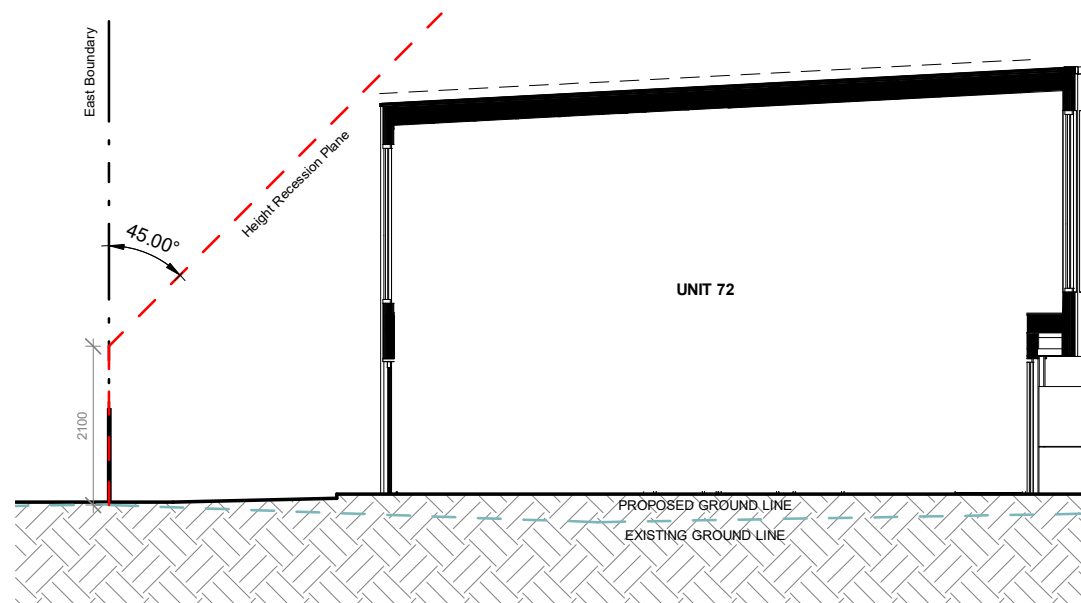
1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

### Site Information

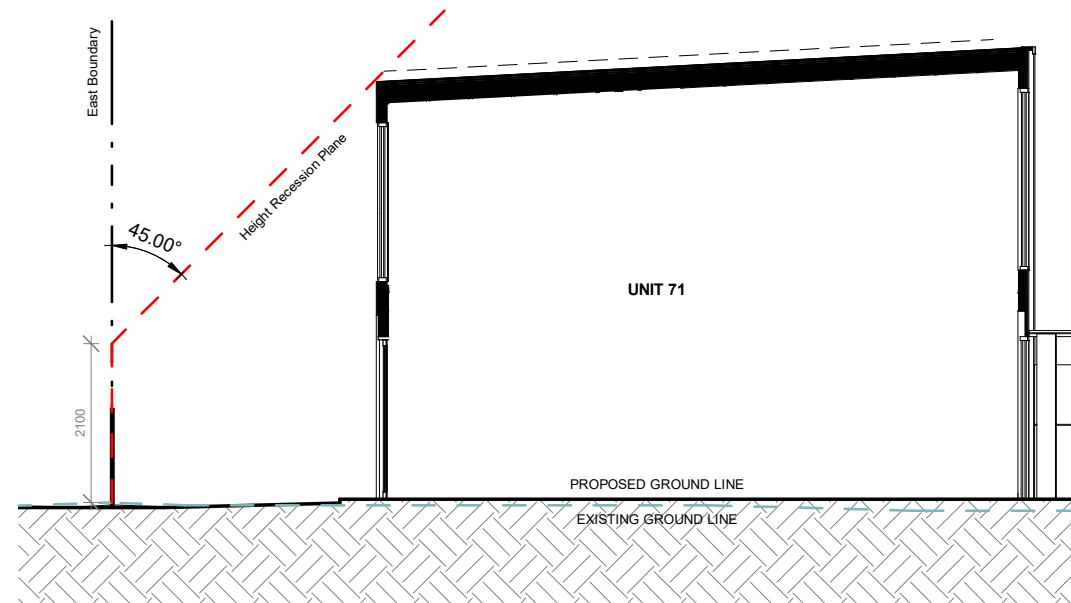
Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



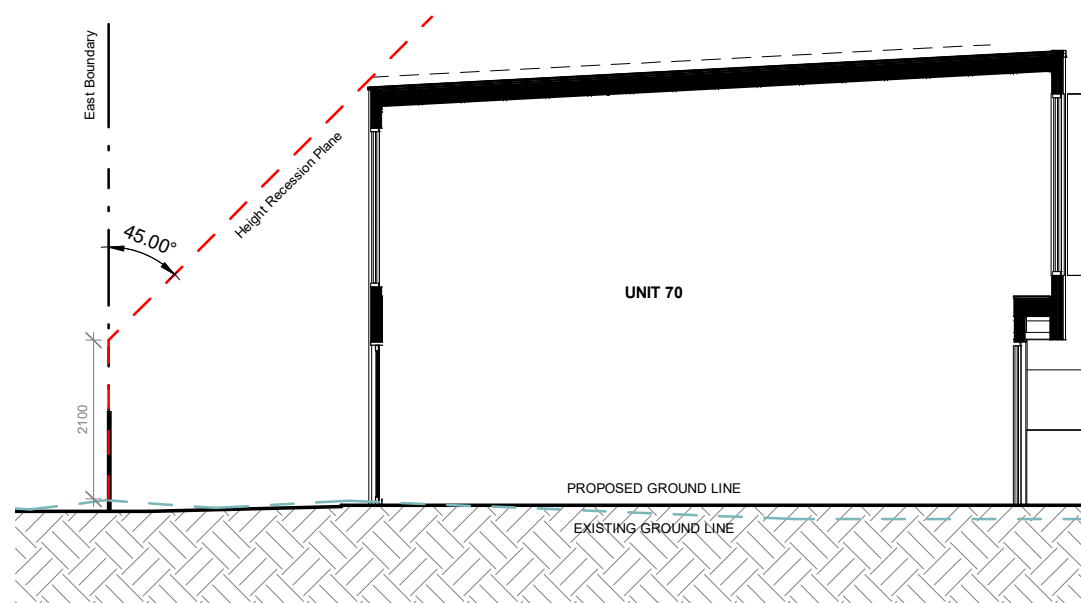
Wellington +64 4 920 0032 wm@dgse.co.nz  
Palmerston North +64 6 357 4534 pn@dgse.co.nz  
Tauranga +64 7 925 6238 tr@dgse.co.nz  
Napier +64 6 835 6173 np@dgse.co.nz  
Auckland +64 9 976 8288 ak@dgse.co.nz



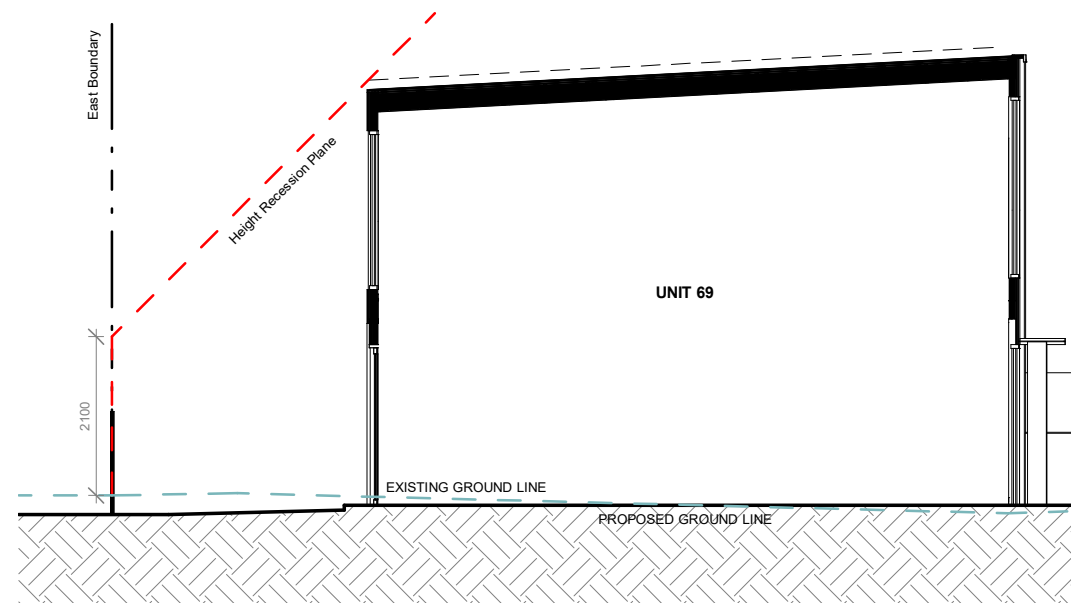
**Section East Boundary 8**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 9**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 10**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 11**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE

## SECTIONS

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**

PLOT DATE. **21/02/2022 1:32:29 pm**

### Section Notes

- Height in Relation to Boundary taken from existing ground line.
- Non compliance taken 100mm above roofline.

1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

### Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

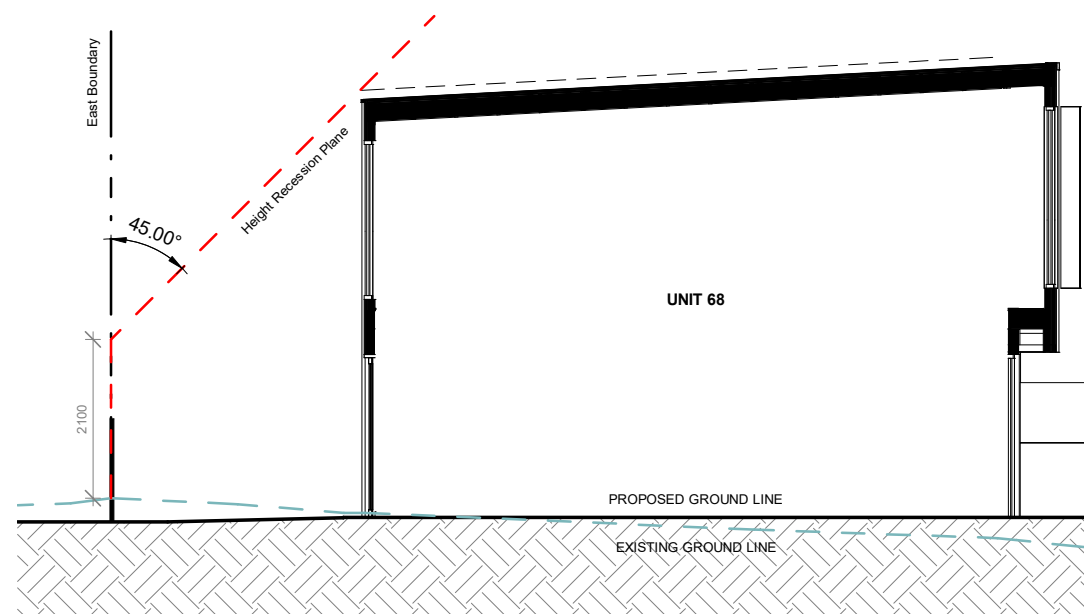
Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.

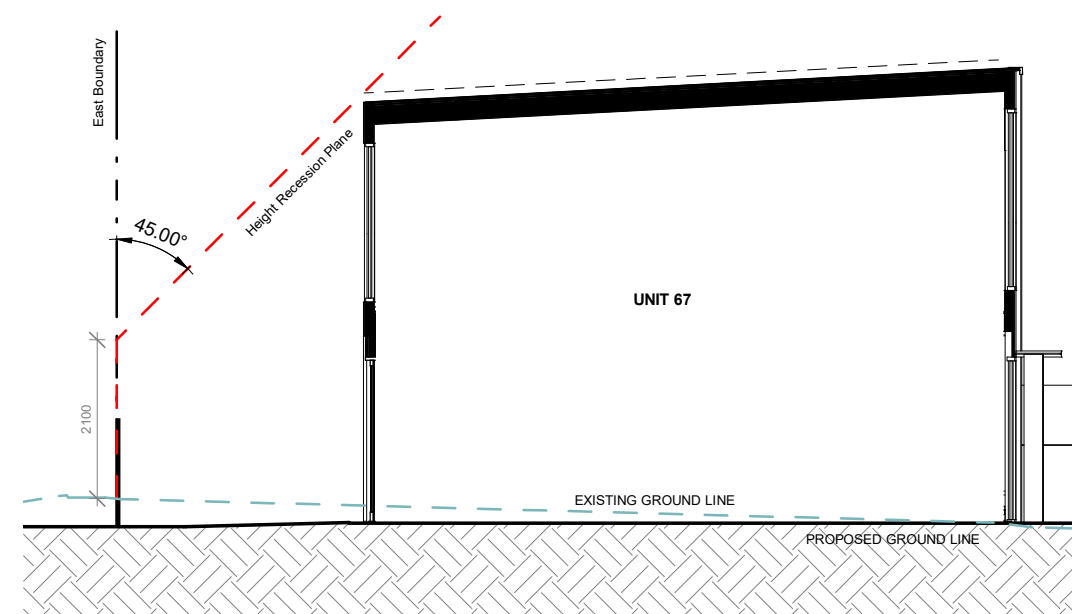


A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

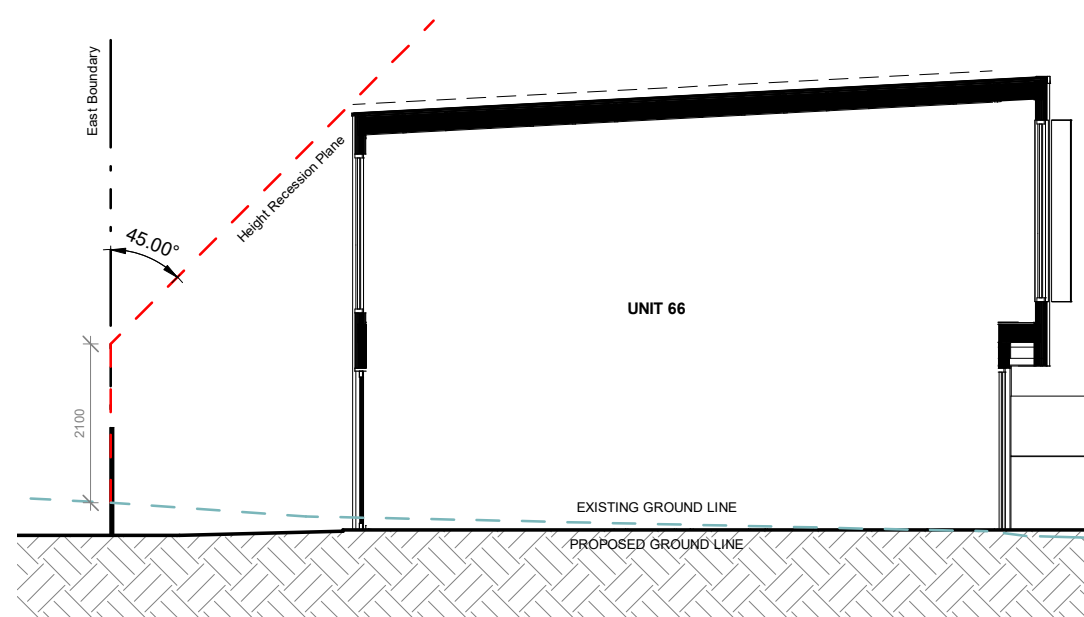
Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



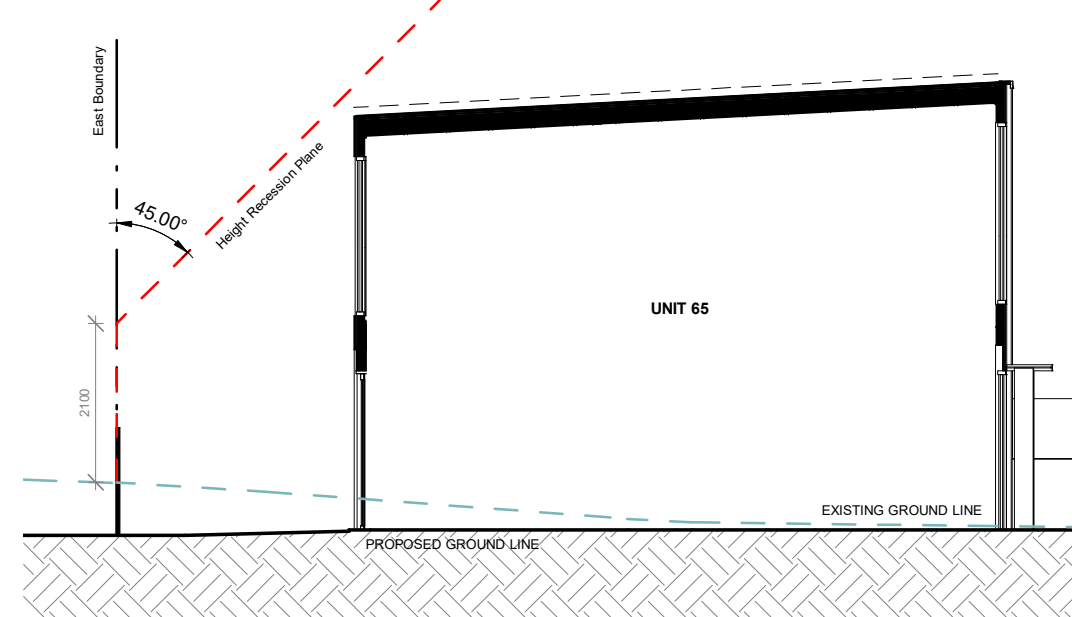
**Section East Boundary 12**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 13**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 14**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE



**Section East Boundary 15**  
SCALE @ A3 - 1 : 100 | SCALE @ A1 - DOUBLE SCALE





# RC52 REV.1

## SUN STUDIES

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:39:26 pm**

- 2 Bedroom**
- 3 Bedroom**



**Summer Solstice - 9am**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Summer Solstice - 12pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Summer Solstice - 3pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Autumn Equinox - 9am**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Autumn Equinox - 12pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Autumn Equinox - 3pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



## SUN STUDIES

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:47 pm**

- 2 Bedroom**
- 3 Bedroom**



**Winter Solstice - 9am**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Winter Solstice - 12pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Winter Solstice - 3pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Spring Equinox - 9am**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Spring Equinox - 12pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE



**Spring Equinox - 3pm**  
SCALE @ A3 - 1 : 2000 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

### Site Information

Rainfall Intensity: 70 mm/h  
Climate Zone: 2  
Corrosion Zone: C  
Legal Description: Lot 1 DP 88870  
Wind Zone: Very High  
NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



Wellington +64 4 920 0032 [wm@dgse.co.nz](mailto:wm@dgse.co.nz)  
Palmerston North +64 6 357 4534 [pn@dgse.co.nz](mailto:pn@dgse.co.nz)  
Tauranga +64 7 925 6238 [tr@dgse.co.nz](mailto:tr@dgse.co.nz)  
Napier +64 6 835 6173 [np@dgse.co.nz](mailto:np@dgse.co.nz)  
Auckland +64 9 976 8268 [ak@dgse.co.nz](mailto:ak@dgse.co.nz)



# RC54 REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:51 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
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Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8268	ak@dgse.co.nz



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## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:52 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

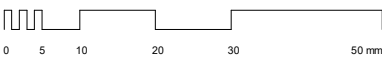
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



# RC56

REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:54 pm**

NO.	Resource Consent DESCRIPTION	21/02/2022 DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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Auckland	+64 9 976 8288	ak@dgse.co.nz



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# RC57

REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:56 pm**

NO.	Resource Consent DESCRIPTION	21/02/2022 DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:46:58 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

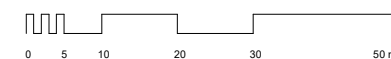
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz







## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:00 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

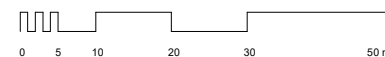
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz





# RC60

REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:02 pm**

NO.	Resource Consent DESCRIPTION	21/02/2022 DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:04 pm**

NO.	Resource Consent DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

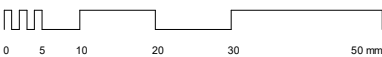
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz





## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:06 pm**

NO.	DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

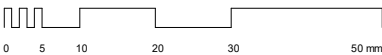
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz



# RC63 REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:08 pm**

1	Resource Consent	21/02/2022
NO.	DESCRIPTION	DATE

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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# RC64 REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:10 pm**

NO.	Resource Consent DESCRIPTION	21/02/2022 DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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# RC65

REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:12 pm**

NO.	Resource Consent DESCRIPTION	21/02/2022 DATE
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### Site Information

Rainfall Intensity: 70 mm/h

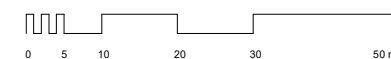
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
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# RC66

REV.1

## EXTERIOR VIEW

THAMES PACIFIC  
RESIDENTIAL DEVELOPMENT  
240 KAPITI ROAD

## RESOURCE CONSENT

Contractors shall verify all dimensions on site before commencing work. Do not scale from the drawings. If in doubt ask. Copyright of this drawing is vested in Designgroup Stapleton Elliott.

PROJECT No. **T675**  
PLOT DATE. **21/02/2022 1:47:13 pm**

NO.	Resource Consent DESCRIPTION	DATE
1	Resource Consent	21/02/2022

## Site Information

Rainfall Intensity: 70 mm/h

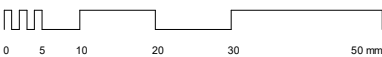
Climate Zone: 2

Corrosion Zone: C

Legal Description: Lot 1 DP 88870

Wind Zone: Very High

NZBC E2 Compliance: Compliance with NZBC E2 is by means of NZBC E2 AS1. Refer Risk Matrix provided.



A3 Print Scale 1 : 1  
A1 Print Scale 1 : 0.5

Wellington	+64 4 920 0032	wm@dgse.co.nz
Palmerston North	+64 6 357 4534	pn@dgse.co.nz
Tauranga	+64 7 925 6238	tr@dgse.co.nz
Napier	+64 6 835 6173	np@dgse.co.nz
Auckland	+64 9 976 8288	ak@dgse.co.nz







## **Appendix 4**

# **Architectural Design Statement**

# Architectural Design Statement

## 240 Kapiti Road, Paraparaumu

17 February, 2022

### Site Context

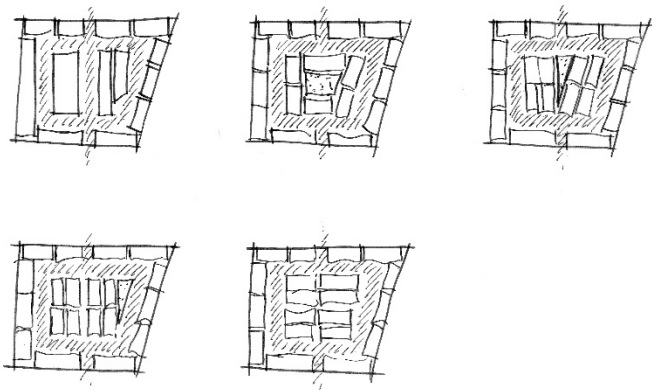
The proposed site, 240 Kapiti Road, Paraparaumu, is located adjacent to the Kapiti Airport, and in close proximity Paraparaumu Beachfront, within the General Residential Zone of the Operative Kapiti Coast District Plan. It is a site situated between the commercial and industrial zones; having a range of social activities close by.

### Design Brief

The client's brief is to develop the site with an architecturally designed medium density housing development that provides both quality living and affordability. Our objective is to strategically provide a design that both respects the immediate surrounding context, and to provide a development that creates a strong community feel for the residents.

### Masterplan

This master-planning process underwent rigorous testing of the site, for both opportunities and constraints of a medium density housing development. Initial testing explored unit layout possibilities, whilst having a ring-road for clear wayfinding and legibility. This process uncovered key findings to move forward with, and a clear set of necessities a development of this scale would require. A form of park or landscape needed to be developed to enhance the communal spaces for these units, to both help create the sense of community and a proposal which enhances the context. Exploration into the landscaped areas examined these spaces spread over multiple areas compared to one larger central space, and the design team found that consolidating the open space into one larger central space would provide greater amenity. The potential to have communal resident gatherings and engagement became a key design driver for this master-planning.



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Level 1  
Westpac Building  
318 Lambton Quay  
Wellington 6011  
New Zealand

PO Box 39 345  
Wellington Mail Centre 5045  
New Zealand

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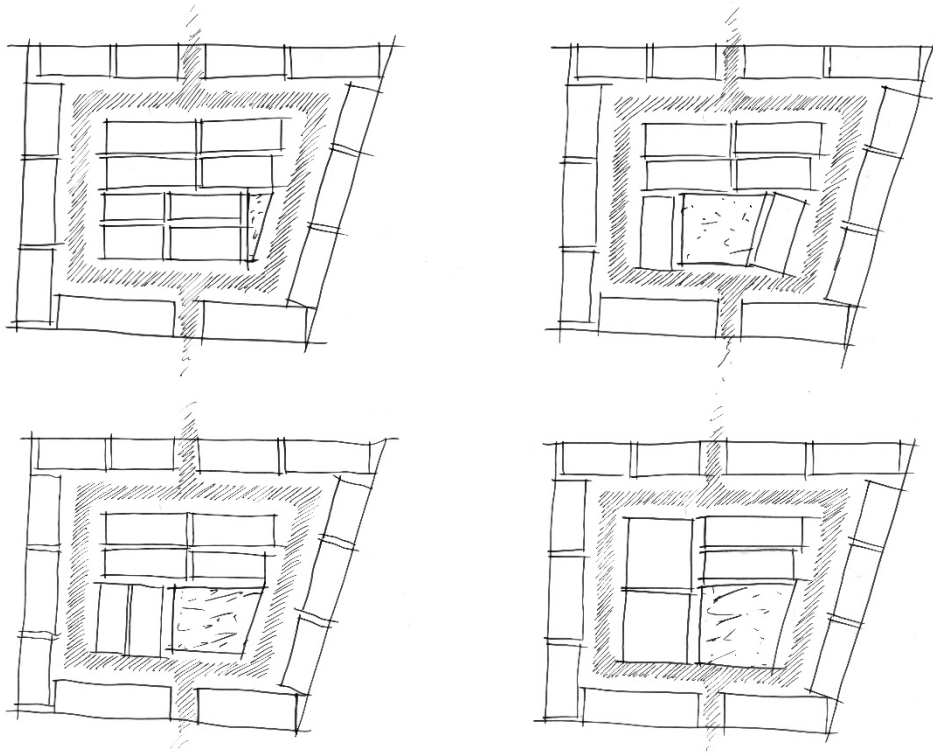
PH. +64-4-920 0032  
FAX. +64-4-920 0031  
EMAIL. wn@  
designgroupstapletonelliott.co.nz

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Following the initial process, we progressed the idea of a central wayfinding loop, and from there moved to pedestrian access, and how wayfinding and circulation could be accentuated to link Halsey Grove to Kapiti Road; making a positive contribution to the neighbourhood. The growth of a central communal park began, as the units were planned in accordance with circulation and access to the ring-road. Sun shading testing was done for each option to ensure unit outdoor spaces achieved maximum sunlight. The blend between public and private space became more evident as we progressed through the planning, and a central pedestrian link between Halsey Grove and Kapiti Road was introduced. This has the potential to invite and provide connectivity to residents from a wider context to utilise this link, which at current does not exist.



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Level 1  
Westpac Building  
318 Lambton Quay  
Wellington 6011  
New Zealand

P.O. Box 39 345  
Wellington Mail Centre 5045  
New Zealand

---

PH. +64-4-920 0032  
FAX. +64-4-920 0031  
EMAIL. wn@  
designgroupstapletonelliott.co.nz

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[designgroupstapletonelliott.co.nz](http://designgroupstapletonelliott.co.nz)

The development consists of 139 two-storey residential units, with on-site parking for residents and visitors. It offers two typologies that come in a range of design formalities for articulation and individuality. Two bedroom units have a total floor area between 72m<sup>2</sup> and 75m<sup>2</sup>, and three-bedroom units with a total floor area between 106m<sup>2</sup> and 109m<sup>2</sup>. Private outdoor areas are provided for residents that offer a high standard of private amenity and outdoor living. A buffer zone within the development creates separation between the housing, allowing the ring-road that circulates the development to offer access to all units. It will be a slow and safe vehicular zone for residents.

Landscaped areas and communal open spaces have been well designed to enhance the development and provide points of relief to the built form; with planting and floorplate differentiation accenting these defined spaces. Delineation between the public and private space, where outdoor living areas are adjacent to public roadways, are raised through level changes and landscaping to screen these private spaces. The units bordering the central park area also engage with CPTED principals and create a safe space for residents to utilise. The footpaths that circulate the site will be finished with a different surface treatment to the road to help invite pedestrian walkway and interaction with the landscaped zones. These will be separated by kerb demarcation from parking spaces and roading, which will both be constructed from asphalt, being separated by a dish channel.



Fig. 1: Artistic impression of 240 Kapiti Road's central communal hub

## Amenity Values and Character

The residential units will be formed from timber framed construction. Visual interest and articulation is evident throughout the development with the differentiation of unit types, that includes alternating cantilevers, overhanging eaves and wing walls, as well as material contrast. Unit types mix full height verticality of white brick cladding with some units having the ground floor as white brick, with a 'floating' box above which is a render system cladding. Articulation between the base and top of the units is achieved throughout the development, reducing the overall effects of the mass of the larger 3-bedroom typologies as they seamlessly merge in. Where a pair of units meet between the ends of a block, side windows have been included with screening for privacy, whilst allowing natural light to penetrate the internal spaces.



Fig. 2: Exterior views of 240 Kapiti Road

To effectively differentiate and manage the repetitive nature of unit blocks within the 240 Kapiti Road development, the following measures were considered from an architectural standpoint:

- Offering two-unit typologies beside one another, with varying façades and depths to individualise units
- Façade depth to articulate and add visual interest and street activation
- Alternating colour scheme that contrasts
- Variation in materiality and unit types

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Level 1  
Westpac Building  
318 Lambton Quay  
Wellington 6011  
New Zealand

PO Box 39 345  
Wellington Mail Centre 5045  
New Zealand

---

PH. +64-4-**920 0032**  
FAX. +64-4-**920 0031**  
EMAIL. [wn@designgroupstapletonelliott.co.nz](mailto:wn@designgroupstapletonelliott.co.nz)

---

[designgroupstapletonelliott.co.nz](http://designgroupstapletonelliott.co.nz)





Fig. 3: Elevation views of blocks in 240 Kapiti Road

Internally, the units are designed through light and vibrant tones, and focus on communal engagement in the kitchen and living areas. With the living spaces being key attracters, the indoor-outdoor flow is further enhanced through generous glazing that leads residents into the private outdoor areas. CPTED is addressed in both kitchen and living areas with glazing allowing for passive surveillance of the public outdoor spaces and the street frontages. Both the kitchens and bathrooms perfectly mix form and function, accompanied by a modern and elegant pallet of finishes and fixtures. Bedrooms exhibit spacious areas for rest and relaxation, with built-in wardrobes providing ample storage space, and, glazing to attract light and warmth.

## Building Features

### Front doors and Entrances

The units have been strategically designed in a manner that offers a well-defined entrance being both close and visible to the street. Low painted block walls with the unit numbers and resident's mailboxes attached further pronounce entry points and assist in wayfinding without diminishing from the streets edge.

### Fences and Property Edges

Each unit is enclosed with a timber slatted fence, which injects natural materiality that contrasts from the robust architectural materials of the units. For privacy application and accentuation of resident's spatial ownership, fences are 1.8m high, and fences that outlook the central park being 1.2m in height for visual permeability and Urban Design characteristics. Fences on property edges are designed with the possibility to have living vegetation attached, ascending up the fence to help with visual interest for residents.

### Building Heights

The development aims to maximise the available height without exceeding the maximum height limit of 8m in this general residential zone. Mono-pitch roofs add visual interest when viewed in elevation, but, provides an option which avoids conflict with the maximum height allowed for the site. The surrounding context is predominantly occupied by one and two-storey dwellings; therefore, the proposed two-storey units seem appropriate and consistent with adjacent properties.



Fig. 4: Exterior views of 240 Kapiti Road

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Level 1  
Westpac Building  
318 Lambton Quay  
Wellington 6011  
New Zealand

PO Box 39 345  
Wellington Mail Centre 5045  
New Zealand

---

PH. +64-4-920 0032  
FAX. +64-4-920 0031  
EMAIL. wn@  
designgroupstapletonelliott.co.nz

---

designgroupstapletonelliott.co.nz

## Conclusion

The 139-unit development designed for 240 Kapiti Road, has been carefully considered and planned to respect the immediate surrounding context and provide a development that creates a strong sense of community for residents with a high level of amenity.

By linking Halsey Grove to Kapiti Road, a connection of a disjointed public network occurs, which enhances connectivity and wayfinding for the neighbourhood. The connectivity is enhanced through landscaping and materiality changes for clear thresholds and transition spaces. A safe link is created by incorporating CPTED principals around the central park and linked walkway.

This proposal exemplifies high-quality medium density housing development, which will make a positive contribution to the wider neighbourhood.

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Level 1  
Westpac Building  
318 Lambton Quay  
Wellington 6011  
New Zealand

PO Box 39 345  
Wellington Mail Centre 5045  
New Zealand

---

PH. +64-4-**920 0032**  
FAX. +64-4-**920 0031**  
EMAIL. [wn@  
designgroupstapletonelliott.co.nz](mailto:wn@designgroupstapletonelliott.co.nz)

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[designgroupstapletonelliott.co.nz](http://designgroupstapletonelliott.co.nz)





## **Appendix 5**

# **Subdivisional and Earthworks Plans**



NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: FZJT - LP SO 514718, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, OCTOBER 2021.
5. NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
6. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCD RECORDS, AND SHOULD BE VERIFIED ON SITE
7. CONTOUR INTERVAL: 0.25m
6. SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
7. INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
8. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESSON PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
9. BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
10. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

LEGEND

	BOUNDARY
	SEAL
	SURFACE TYPE 1 - TO BE CONFIRMED
	FOOTPATH
	GARDEN
	REFUSE AREA



**ISSUED**

REVISION DETAILS		NAME	DATE

Copyright Cuttriss Consultants Limited			
SCALE	A1	1:500	REDUCED SCALE
			A3 - 1:1000
	NAME	DATE	DRAWING NUMBER
FIELDWORK	FD	10/21	22930 SCH1
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
	SHEET	1	OF 27 SHEETS
	REVISION		A



- NOTES:**
- THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
  - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
  - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
  - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: F2JT - LP S0 514718, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, OCTOBER 2021.
  - NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
  - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCDC RECORDS, AND SHOULD BE VERIFIED ON SITE
  - CONTOUR INTERVAL: 0.25m
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  - INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
  - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
  - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
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**LEGEND**

	BOUNDARY
	SEAL
	SURFACE TYPE 1 - TO BE CONFIRMED
	FOOTPATH
	GARDEN
	REFUSE AREA



**ISSUED**



PROJECT  
CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - DEVELOPMENT LAYOUT**  
**GRESHAM TRUST**

REVISION DETAILS		NAME	DATE








  

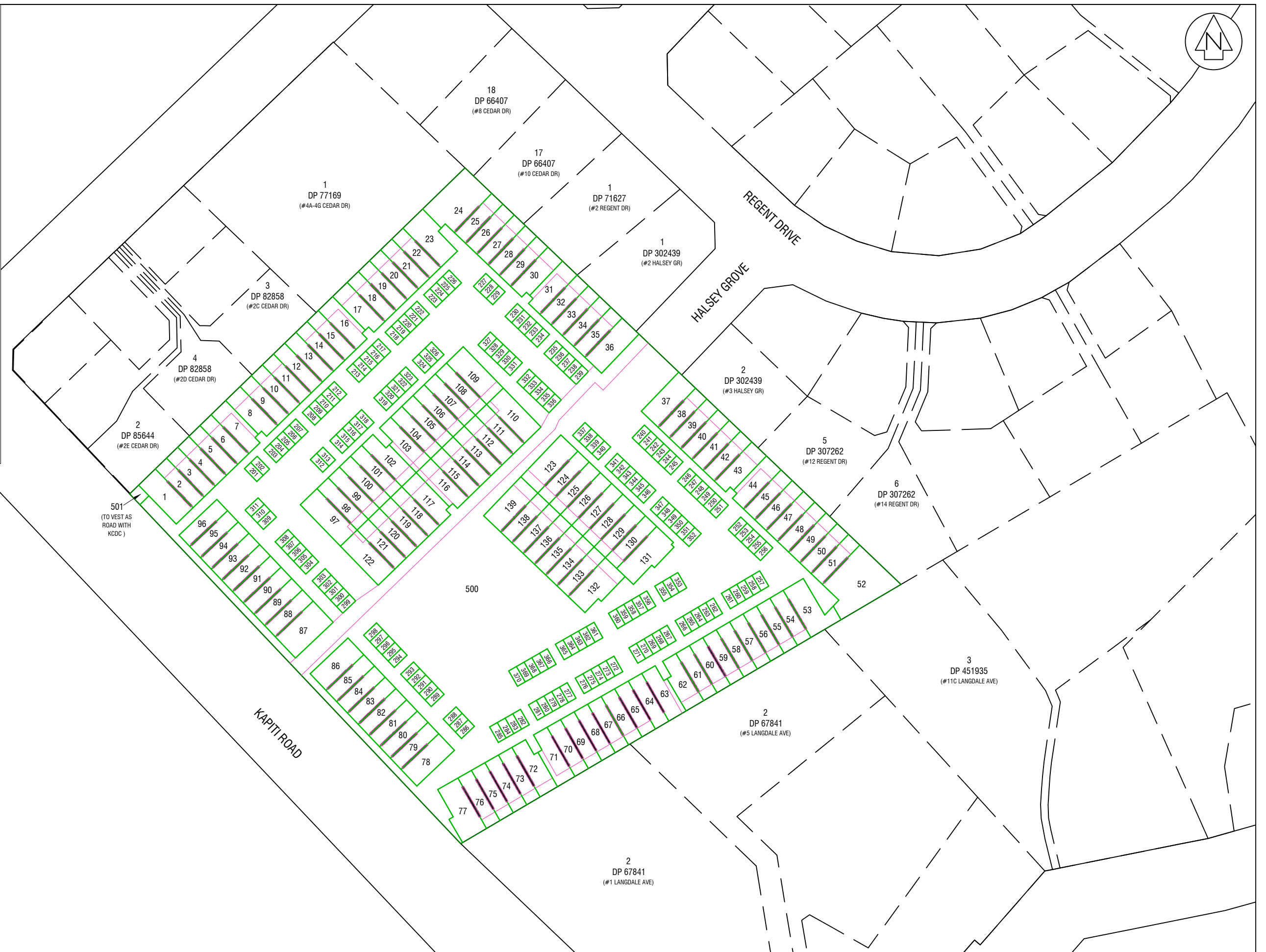
SCALE <b>A1</b> 1:500		REDUCED SCALE A3 - 1:1000	
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
SHEET <b>2</b> OF 27 SHEETS			REVISION <b>A</b>

NOTES:

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10. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

LEGEND

-  BOUNDARY - EXISTING
-  BOUNDARY - PROPOSED
-  EASEMENT
-  PARTY WALL EASEMENT
-  EASEMENT
-  EASEMENT
-  EASEMENT



**ISSUED**

REVISION DETAILS		NAME	DATE

SCALE <b>A1</b> 1:500			REDUCED SCALE A3 - 1:1000		
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>		
DESIGNED	CMB	12/21			
DRAWN	JAO	02/22			
CHECKED	NKT	02/22			
SHEET <b>3</b> OF 27 SHEETS			REVISION <b>A</b>		



MEMORANDUM OF EASEMENTS				MEMORANDUM OF EASEMENTS				MEMORANDUM OF EASEMENTS				MEMORANDUM OF EASEMENTS				MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)	PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
Party wall	PA	Lot 1	Lot 2	Party Wall	RV	Lot 45	Lot 44	Party wall	UQ	Lot 87	Lot 88	Party Wall	XN	Lot 130	Lot 129	Right to Drain Water	DC	Lot 69	Lots 64-68
	PB	Lot 2	Lot 1		RW	Lot 45	Lot 46		UR	Lot 88	Lot 87		XO	Lot 130	Lot 131		BG	Lot 70	Lots 64-69
	YE	Lot 2	Lot 3		RX	Lot 46	Lot 45		US	Lot 88	Lot 89		XP	Lot 131	Lot 130		BH	Lot 71	Lots 64-70 & Lots 72-77
	YF	Lot 3	Lot 2		RY	Lot 46	Lot 47		UT	Lot 89	Lot 88		XQ	Lot 132	Lot 133		BI	Lot 72	Lots 73-77
	PC	Lot 3	Lot 4		RZ	Lot 47	Lot 46		UU	Lot 89	Lot 90		XR	Lot 133	Lot 132		BJ	Lot 73	Lots 74-77
	PD	Lot 4	Lot 3		SA	Lot 47	Lot 48		UV	Lot 90	Lot 89		XS	Lot 133	Lot 134		BK	Lot 74	Lots 75-77
	PE	Lot 4	Lot 5		SB	Lot 48	Lot 47		UW	Lot 90	Lot 91		XT	Lot 134	Lot 133		BL	Lot 75	Lots 76 & 77
	PF	Lot 5	Lot 4		SC	Lot 48	Lot 49		UX	Lot 91	Lot 90		XU	Lot 134	Lot 135		BM	Lot 76	Lot 77
	PG	Lot 5	Lot 6		SD	Lot 49	Lot 48		UY	Lot 91	Lot 92		XV	Lot 135	Lot 134		DF	Lot 110	Lot 109
	PH	Lot 6	Lot 5		SE	Lot 49	Lot 50		UZ	Lot 92	Lot 91		XW	Lot 135	Lot 136		GB	Lot 111	Lots 108-110
	PI	Lot 6	Lot 7		SF	Lot 50	Lot 49		VA	Lot 92	Lot 93		XX	Lot 136	Lot 135		CC	Lot 112	Lots 107-111
	PJ	Lot 7	Lot 6		SG	Lot 50	Lot 51		VB	Lot 93	Lot 92		XY	Lot 136	Lot 137		CD	Lot 113	Lots 106-112
	PK	Lot 8	Lot 9		SH	Lot 51	Lot 50		VC	Lot 93	Lot 94		XZ	Lot 137	Lot 136		CE	Lot 114	Lots 105-113
	PL	Lot 9	Lot 8		SI	Lot 51	Lot 52		VD	Lot 94	Lot 93		YA	Lot 137	Lot 138		CF	Lot 115	Lots 104-114
	PM	Lot 9	Lot 10		SJ	Lot 52	Lot 51		VE	Lot 94	Lot 95		YB	Lot 138	Lot 137		CG, YI & YJ	Lot 116	Lots 97-115, 117-122, 500
	PN	Lot 10	Lot 9		SK	Lot 53	Lot 54		VF	Lot 95	Lot 94		YC	Lot 138	Lot 139		GH	Lot 117	Lots 97-102, 118-122
	PO	Lot 10	Lot 11		SL	Lot 54	Lot 53		VG	Lot 95	Lot 96		YD	Lot 139	Lot 138		CI	Lot 118	Lots 97-101, 119-122
	PP	Lot 11	Lot 10		SM	Lot 54	Lot 55		VH	Lot 96	Lot 95		A	Lot 2	Lot 1		CJ	Lot 119	Lots 97-100, 120-122
	PQ	Lot 11	Lot 12		SN	Lot 55	Lot 54		VI	Lot 97	Lot 98		B	Lot 3	Lots 1 & 2		CK	Lot 120	Lots 97-99, 121-122
	PR	Lot 12	Lot 11		SO	Lot 55	Lot 56		VJ	Lot 98	Lot 97		C	Lot 4	Lots 1-3		CL	Lot 121	Lots 97-98, 122
	PS	Lot 12	Lot 13		SP	Lot 56	Lot 55		VK	Lot 98	Lot 99		D	Lot 5	Lots 1-4		DG	Lot 122	Lot 97
	PT	Lot 13	Lot 12		SQ	Lot 56	Lot 57		VL	Lot 99	Lot 98		E	Lot 6	Lots 1-5		CU	Lot 132	Lots 130 & 131
	PU	Lot 13	Lot 14		SR	Lot 57	Lot 56		VM	Lot 99	Lot 100		F	Lot 7	Lots 1-6 & Lots 8-12		CV	Lot 133	Lots 129-132
	PV	Lot 14	Lot 13		SS	Lot 57	Lot 58		VN	Lot 100	Lot 99		G	Lot 8	Lots 9-12		CW	Lot 134	Lots 128-133
	PW	Lot 14	Lot 15		ST	Lot 58	Lot 57		VO	Lot 100	Lot 101		H	Lot 9	Lots 10-12		CX	Lot 135	Lots 127-134
	PX	Lot 15	Lot 14		SU	Lot 58	Lot 59		VP	Lot 101	Lot 100		I	Lot 10	Lots 11-12		CY	Lot 136	Lots 126-135
	PY	Lot 15	Lot 16		SV	Lot 59	Lot 58		VQ	Lot 101	Lot 102		J	Lot 11	Lot 12		CZ	Lot 137	Lots 125-136
	PZ	Lot 16	Lot 15		SW	Lot 59	Lot 60		VR	Lot 102	Lot 101		K	Lot 14	Lot 13		DA	Lot 138	Lots 124-137
	QA	Lot 17	Lot 18		SX	Lot 60	Lot 59		VS	Lot 103	Lot 104		L	Lot 15	Lots 13-14		DB	Lot 139	Lots 123-138
	QB	Lot 18	Lot 17		SY	Lot 60	Lot 61		VT	Lot 104	Lot 103		M	Lot 16	Lots 13-15 & Lots 17-23		DE	Lot 97	Lot 122
	QC	Lot 18	Lot 19		SZ	Lot 61	Lot 60		VU	Lot 104	Lot 105		N	Lot 17	Lots 18-23		BN	Lot 98	Lots 97, 121 & 122
	QD	Lot 19	Lot 18		TA	Lot 61	Lot 62		VV	Lot 105	Lot 104		O	Lot 18	Lots 19-23		BO	Lot 99	Lots 97, 98, 120-122
	QE	Lot 19	Lot 20		TB	Lot 62	Lot 61		VW	Lot 105	Lot 106		P	Lot 19	Lots 20-23		BP	Lot 100	Lots 97-99 & Lots 119-122
	QF	Lot 20	Lot 19		TC	Lot 63	Lot 64		VX	Lot 106	Lot 105		Q	Lot 20	Lots 21-23		BQ	Lot 101	Lots 97-100 & Lots 118-122
	QG	Lot 20	Lot 21		TD	Lot 64	Lot 63		YY	Lot 106	Lot 107		R	Lot 21	Lots 22 & 23		BR	Lot 102	Lots 97-101 & Lots 117-122
	QH	Lot 21	Lot 20		TE	Lot 64	Lot 65		VZ	Lot 107	Lot 106		S	Lot 22	Lot 23		BS & BU	Lot 103	Lots 97-102 & Lots 116-122
	QI	Lot 21	Lot 22		TF	Lot 65	Lot 64		WA	Lot 107	Lot 108		T	Lot 25	Lot 24		BV	Lot 104	Lot 97-103 & Lots 115-122
	QJ	Lot 22	Lot 21		TG	Lot 65	Lot 66		WB	Lot 108	Lot 107		U	Lot 26	Lots 24 & 25		BW	Lot 105	Lots 97-104 & Lots 114-122
	QK	Lot 22	Lot 23		TH	Lot 66	Lot 65		WC	Lot 108	Lot 109		V	Lot 27	Lots 24-26		BX	Lot 106	Lots 97-105 & Lots 113-122
	QL	Lot 23	Lot 22		TI	Lot 66	Lot 67		WD	Lot 109	Lot 108		W	Lot 28	Lots 24-27		BY	Lot 107	Lots 97-106 & Lots 112-122
	QM	Lot 24	Lot 25		TJ	Lot 67	Lot 66		WE	Lot 110	Lot 111		X	Lot 29	Lots 24-28		BZ	Lot 108	Lots 97-107 & Lots 111-122
	QN	Lot 25	Lot 24		TK	Lot 67	Lot 68		WF	Lot 111	Lot 110		Y	Lot 30	Lots 24-29		CA	Lot 109	Lots 97-108 & Lots 110-122
	QO	Lot 25	Lot 26		TL	Lot 68	Lot 67		WG	Lot 111	Lot 112		Z	Lot 31	Lots 24-30 & Lots 32-36		CM	Lot 123	Lots 124-139
	QP	Lot 26	Lot 25		TM	Lot 68	Lot 69		WH	Lot 112	Lot 111		AA	Lot 32	Lots 33-36		CN	Lot 124	Lots 125-138
QQ	Lot 26	Lot 27	TN	Lot 69	Lot 68	WI	Lot 112	Lot 113	AB	Lot 33	Lots 34-36	CO	Lot 125	Lots 126-137					
QR	Lot 27	Lot 26	TO	Lot 69	Lot 70	WJ	Lot 113	Lot 112	AC	Lot 34	Lots 35 & 36	CP	Lot 126	Lots 127-136					
QS	Lot 27	Lot 28	TP	Lot 70	Lot 69	WK	Lot 113	Lot 114	AD	Lot 35	Lots 36	CQ	Lot 127	Lots 128-135					
QT	Lot 28	Lot 27	TQ	Lot 70	Lot 71	WL	Lot 114	Lot 113	AE	Lot 38	Lot 37	CR	Lot 128	Lots 129-134					
QU	Lot 28	Lot 29	TR	Lot 71	Lot 70	WM	Lot 114	Lot 115	AF	Lot 39	Lots 37 & 38	CS	Lot 129	Lots 130-133					
QV	Lot 29	Lot 28	TS	Lot 72	Lot 73	WN	Lot 115	Lot 114	AG	Lot 40	Lots 37-39	CT	Lot 130	Lots 131-132					
QW	Lot 29	Lot 30	TT	Lot 73	Lot 72	WO	Lot 115	Lot 116	AH	Lot 41	Lots 37-40	Right of Way, Right to drain water and sewage, right to convey water, electricity and telecommunications	Lot 500	Lot 500	Lots 1-139 & Lots 201-370				
QX	Lot 30	Lot 29	TU	Lot 73	Lot 74	WP	Lot 116	Lot 115	AI	Lot 42	Lots 37-41								
QY	Lot 31	Lot 32	TV	Lot 74	Lot 73	WQ	Lot 117	Lot 118	AJ	Lot 43	Lots 37-42								
QZ	Lot 32	Lot 31	TW	Lot 74	Lot 75	WR	Lot 118	Lot 117	AK	Lot 44	Lots 37-43 & Lots 45-52								
RA	Lot 32	Lot 33	TX	Lot 75	Lot 74	WS	Lot 118	Lot 119	AL	Lot 45	Lots 46-52								
RB	Lot 33	Lot 32	TY	Lot 75	Lot 76	WT	Lot 119	Lot 118	AM	Lot 46	Lots 47-52								
RC	Lot 33	Lot 34	TZ	Lot 76	Lot 75	WU	Lot 119	Lot 120	AN	Lot 47	Lots 48-52								
RD	Lot 34	Lot 33	UA	Lot 76	Lot 77	WV	Lot 120	Lot 119	AO	Lot 48	Lots 49-52								
RE	Lot 34	Lot 35	UB	Lot 77	Lot 76	WW	Lot 120	Lot 121	AP	Lot 49	Lots 50-52								
RF	Lot 35	Lot 34	UC	Lot 78	Lot 79	WX	Lot 121	Lot 120	AQ	Lot 50	Lots 51 & 52								
RG	Lot 35	Lot 36	UD	Lot 79	Lot 78	WY	Lot 121	Lot 122	AR	Lot 51	Lot 52								
RH	Lot 36	Lot 35	UE	Lot 79	Lot 80	WZ	Lot 122	Lot 121	AS	Lot 54	Lot 53								
RI	Lot 37	Lot 38	UF	Lot 80	Lot 79	XA	Lot 123	Lot 124	AT	Lot 55	Lots 53 & 54								
RJ	Lot 38	Lot 37	UG	Lot 80	Lot 81	XB	Lot 124	Lot 123	AU	Lot 56	Lots 53-55								
RK	Lot 38	Lot 39	UH	Lot 81	Lot 80	XC	Lot 124	Lot 125	AV	Lot 57	Lots 53-56								
RL	Lot 39	Lot 38	UI	Lot 81	Lot 82	XD	Lot 125	Lot 124	AW	Lot 58	Lots 53-57								
RM	Lot 39	Lot 40	UJ	Lot 82	Lot 81	XE	Lot 125	Lot 126	AX	Lot 59	Lots 53-58								
RN	Lot 40	Lot 39	UK	Lot 82	Lot 83	XF	Lot 126	Lot 125	AY	Lot 60	Lots 53-59								
RO	Lot 40	Lot 41	UL	Lot 83	Lot 82	XG	Lot 126	Lot 127	AZ	Lot 61	Lots 53-60								
RP	Lot 41	Lot 40	UM	Lot 83	Lot 84	XH	Lot 127	Lot 126	BA	Lot 62	Lots 53-61								
RQ	Lot 41	Lot 42	UN	Lot 84	Lot 83	XI	Lot 127	Lot 128	BB	Lot 63	Lots 53-62								
RR	Lot 42	Lot 41	UO	Lot 84	Lot 85	XJ	Lot 128	Lot 127	BC	Lot 65	Lot 64								
RS	Lot 42	Lot 43	UP	Lot 85	Lot 84	XK	Lot 128	Lot 129	BD	Lot 66	Lot 64 & 65								
RT	Lot 43	Lot 42	YG	Lot 85	Lot 86	XL	Lot 129	Lot 128	BE	Lot 67	Lots 64-66								
RU	Lot 44	Lot 45	YH	Lot 86	Lot 85	XM	Lot 129	Lot 130	BF	Lot 68	Lots 64-67								

**ISSUED**

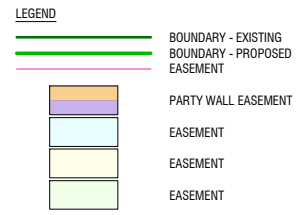


PROJECT: PROPOSED SUBDIVISION  
 LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
 SCHEME PLAN - PROPOSED DEVELOPMENT  
 CLIENT: GRESHAM TRUST

REVISION DETAILS		NAME	DATE

SCALE A1 1:500		REDUCED SCALE A3 - 1:1000	
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	SHEET 4 OF 27 SHEETS
REVISION			A

- NOTES:**
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  2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
  3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
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  7. CONTOUR INTERVAL: 0.25m
  8. SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  9. INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
  10. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
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PROJECT  
 CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
**GRESHAM TRUST**

**ISSUED**

REVISION DETAILS		NAME	DATE

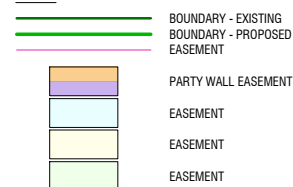
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DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	SHEET <b>5</b> OF 27 SHEETS
			REVISION <b>A</b>



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LEGEND



**ISSUED**

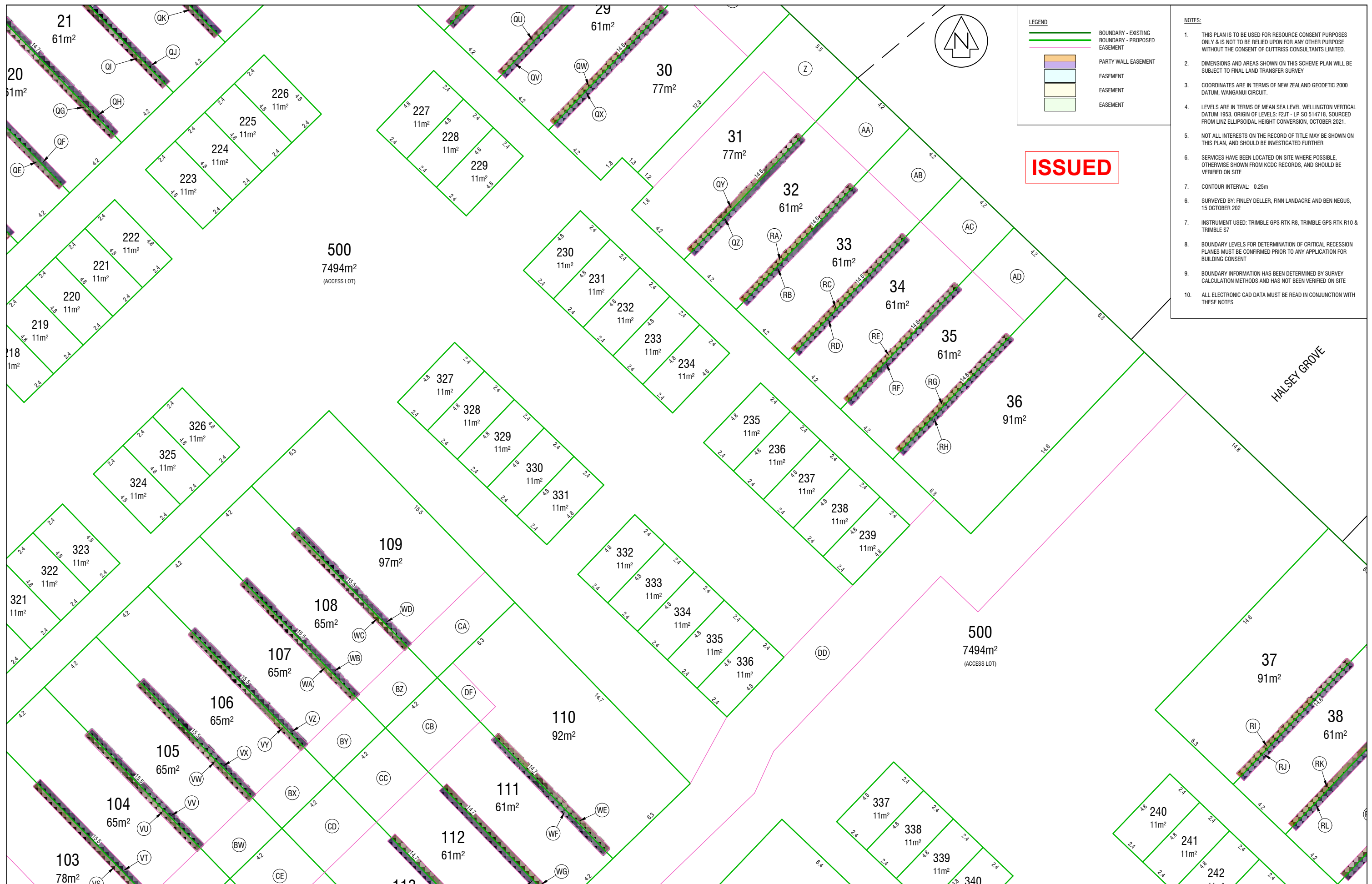


PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
**GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE <b>A3 - 1:200</b>	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	SHEET <b>6</b> OF 27 SHEETS
REVISION			<b>A</b>



**LEGEND**

- BOUNDARY - EXISTING
- BOUNDARY - PROPOSED
- EASEMENT
- PARTY WALL EASEMENT
- EASEMENT
- EASEMENT
- EASEMENT

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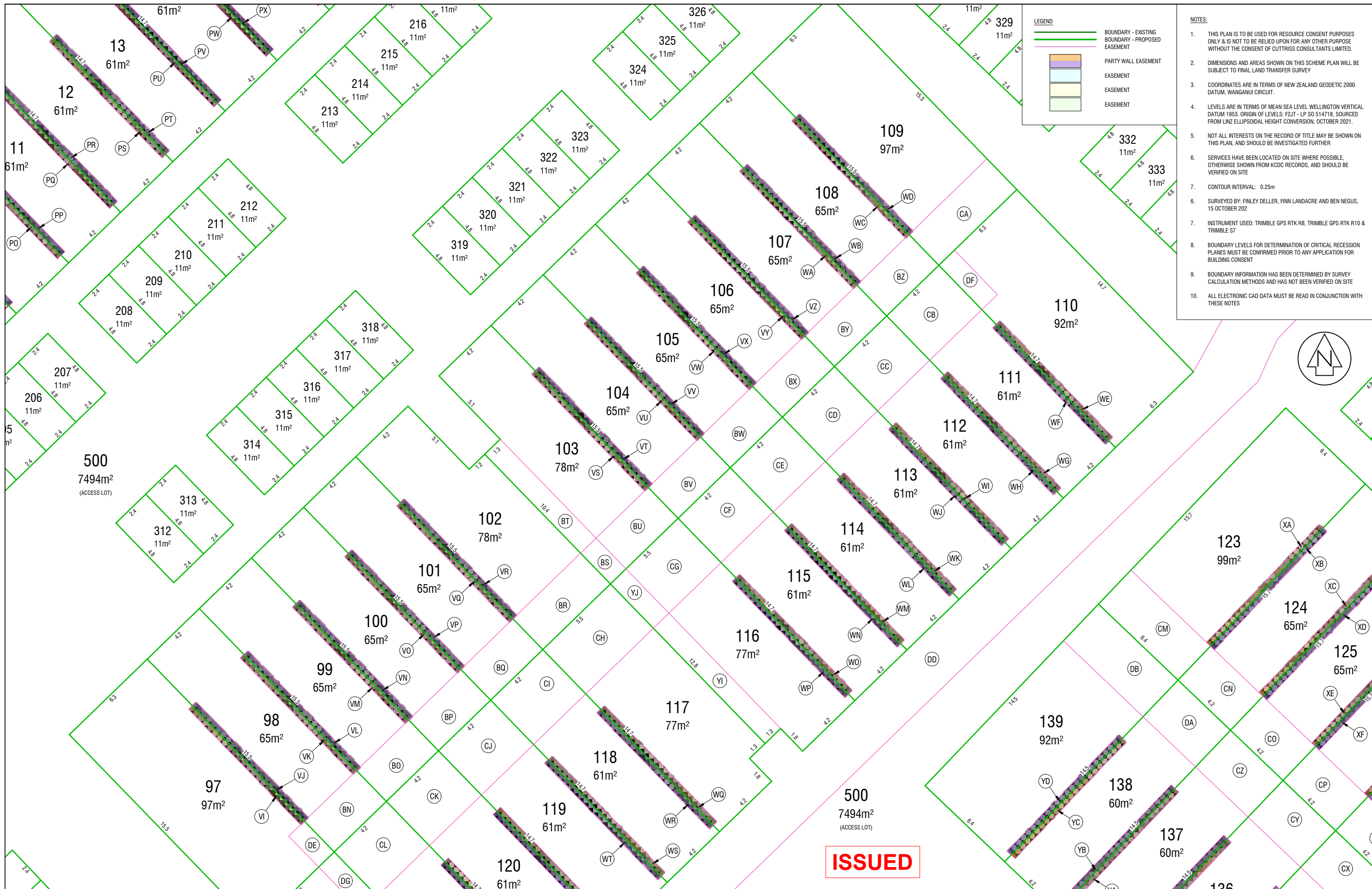
PROJECT  
**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
 CLIENT  
**GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE A3 - 1:200	
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DRAWN	JAO	02/22	SHEET <b>7</b> OF 27 SHEETS
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REVISION			A





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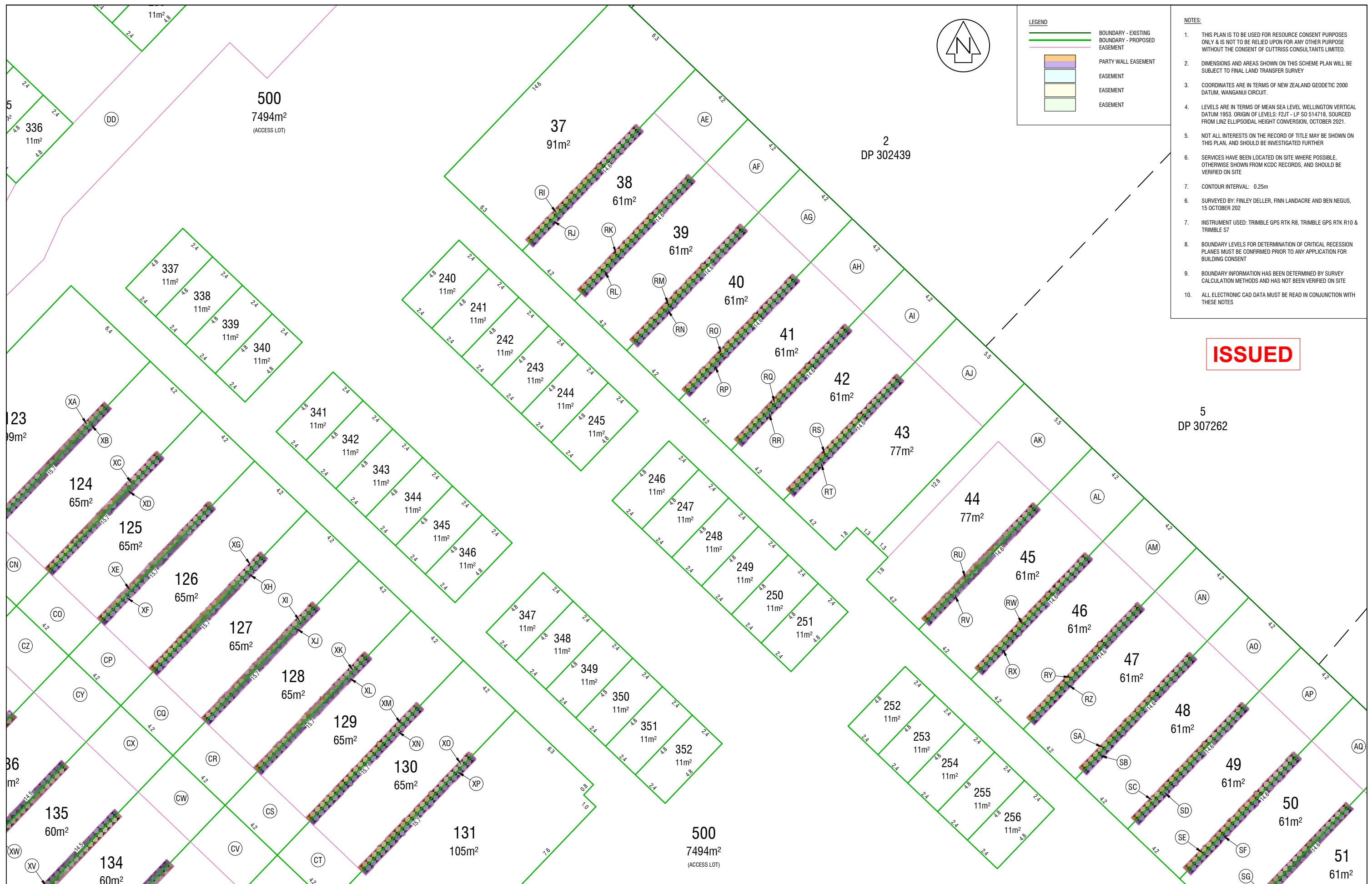
PROJECT  
 CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
**GRESHAM TRUST**

**ISSUED**

REVISION DETAILS	NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE <b>A3 - 1:200</b>	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	SHEET <b>8</b> OF <b>27</b> SHEETS
REVISION			<b>A</b>



**LEGEND**

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- BOUNDARY - PROPOSED
- EASEMENT
- PARTY WALL EASEMENT
- EASEMENT
- EASEMENT
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PROJECT	PROPOSED SUBDIVISION
CLIENT	GRESHAM TRUST

LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
**SCHEME PLAN - LEGAL**

REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE A3 - 1:200	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	SHEET <b>9</b> OF 27 SHEETS
REVISION			A





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**LEGEND**

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	BOUNDARY - PROPOSED
	EASEMENT
	PARTY WALL EASEMENT
	EASEMENT
	EASEMENT
	EASEMENT

**ISSUED**



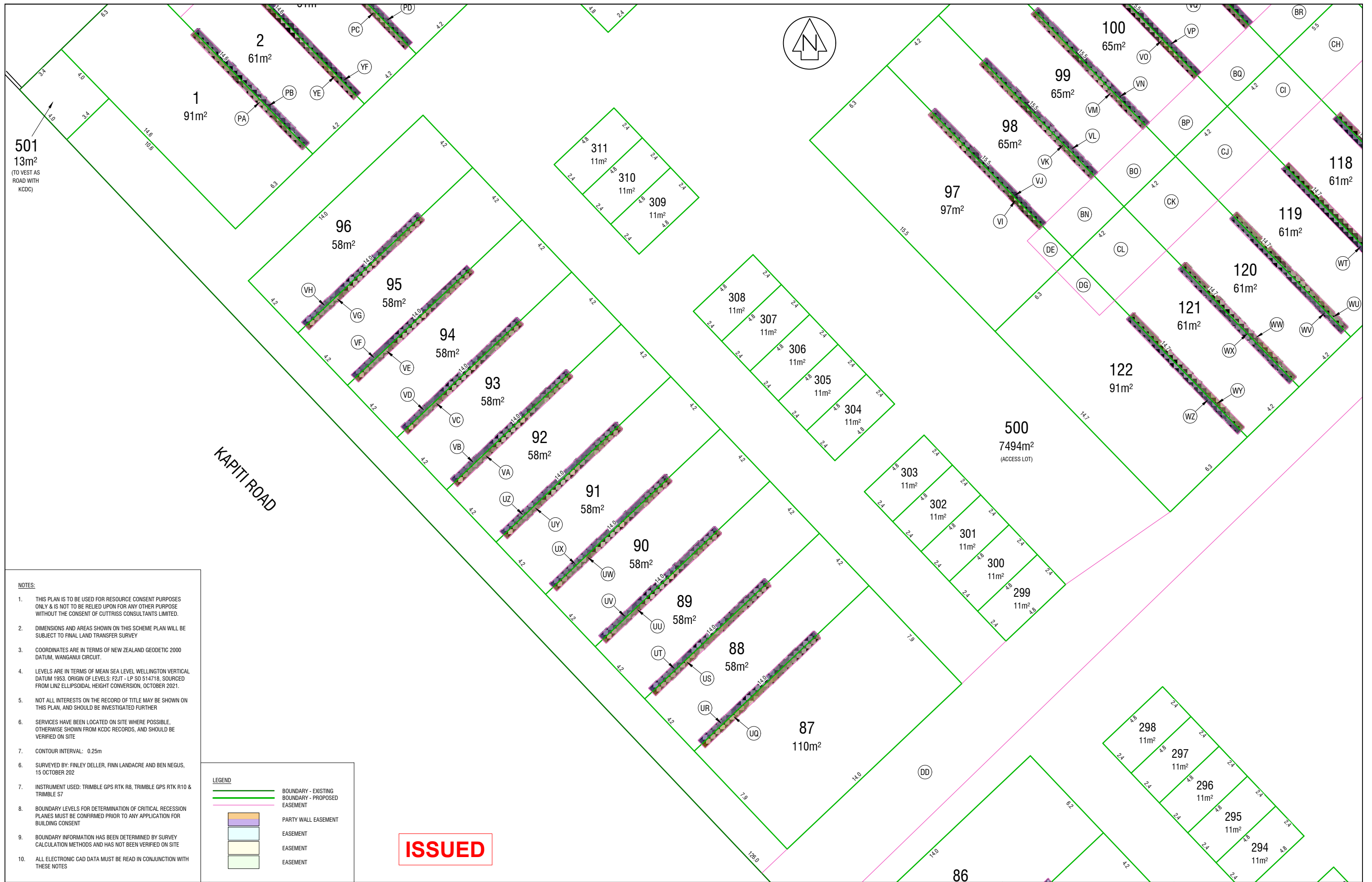
PROJECT  
**PROPOSED SUBDIVISION**  
 LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
**SCHEME PLAN - LEGAL**  
 CLIENT  
**GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE <b>A3 - 1:200</b>	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
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SHEET <b>10</b> OF 27 SHEETS			REVISION <b>A</b>







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PROJECT  
 CLIENT

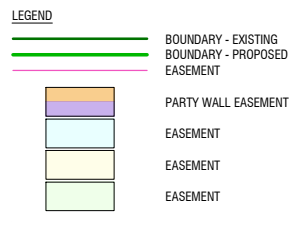
**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
**GRESHAM TRUST**

REVISION DETAILS	NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE <b>A3 - 1:200</b>	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
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SHEET <b>12</b> OF <b>27</b> SHEETS			REVISION <b>A</b>



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**ISSUED**



PROJECT  
CLIENT

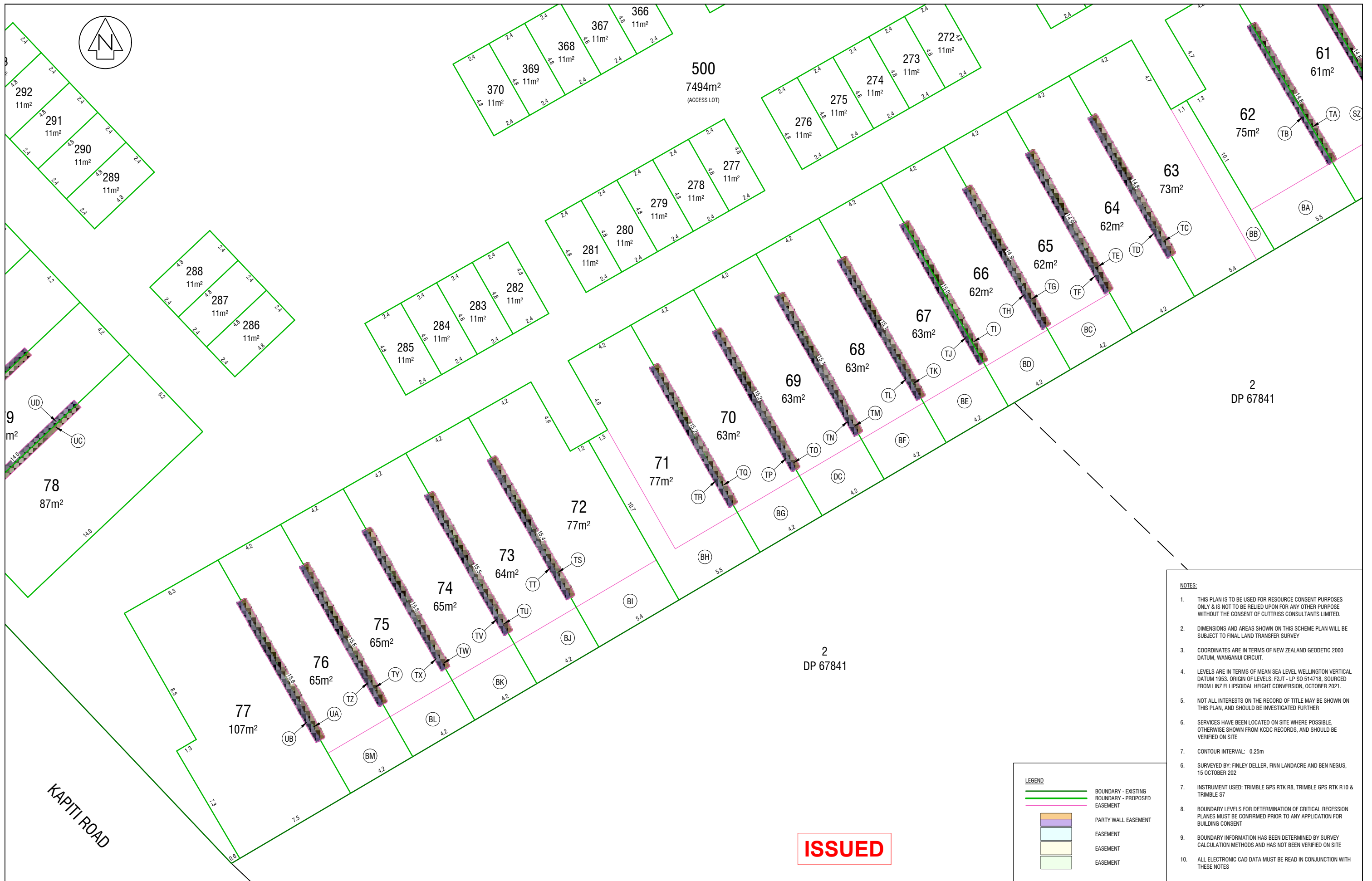
**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - LEGAL**  
**GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:100</b>		REDUCED SCALE <b>A3 - 1:200</b>	
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>
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**LEGEND**

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	BOUNDARY - PROPOSED
	EASEMENT
	PARTY WALL EASEMENT
	EASEMENT
	EASEMENT
	EASEMENT

**ISSUED**



PROJECT: PROPOSED SUBDIVISION  
 LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
 SCHEME PLAN - LEGAL  
 CLIENT: GRESHAM TRUST

REVISION DETAILS		NAME	DATE

SCALE A1 1:100		REDUCED SCALE A3 - 1:200	
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>
DESIGNED	CMB	12/21	
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REVISION			A

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6. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCDC RECORDS, AND SHOULD BE VERIFIED ON SITE
7. CONTOUR INTERVAL: 0.25m
6. SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 202
7. INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
8. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESSON PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
9. BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
10. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

LEGEND

- FENCE GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- TOP OF WALL
- BOTTOM OF WALL
- CHANGE IN GRADE
- SEWER MANHOLE (SURVEYED)
- SEWER LINE (RECORDS)
- STORMWATER MANHOLE (SURVEYED)
- STORMWATER LINE (RECORDS)
- SUMP
- WATER LINE (RECORDS)
- TOBY FIRE HYDRANT
- WATER VALVE
- POWER POLE
- STREET LIGHT
- ELECTRICITY LINE (RECORDS)
- OVERHEAD LINE
- GAS LINE (RECORDS)
- TELECOMMUNICATIONS LINE (RECORDS)
- EXISTING CONTOURS



**ISSUED**



PROJECT  
CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - EXISTING SITE**  
**GRESHAM TRUST**

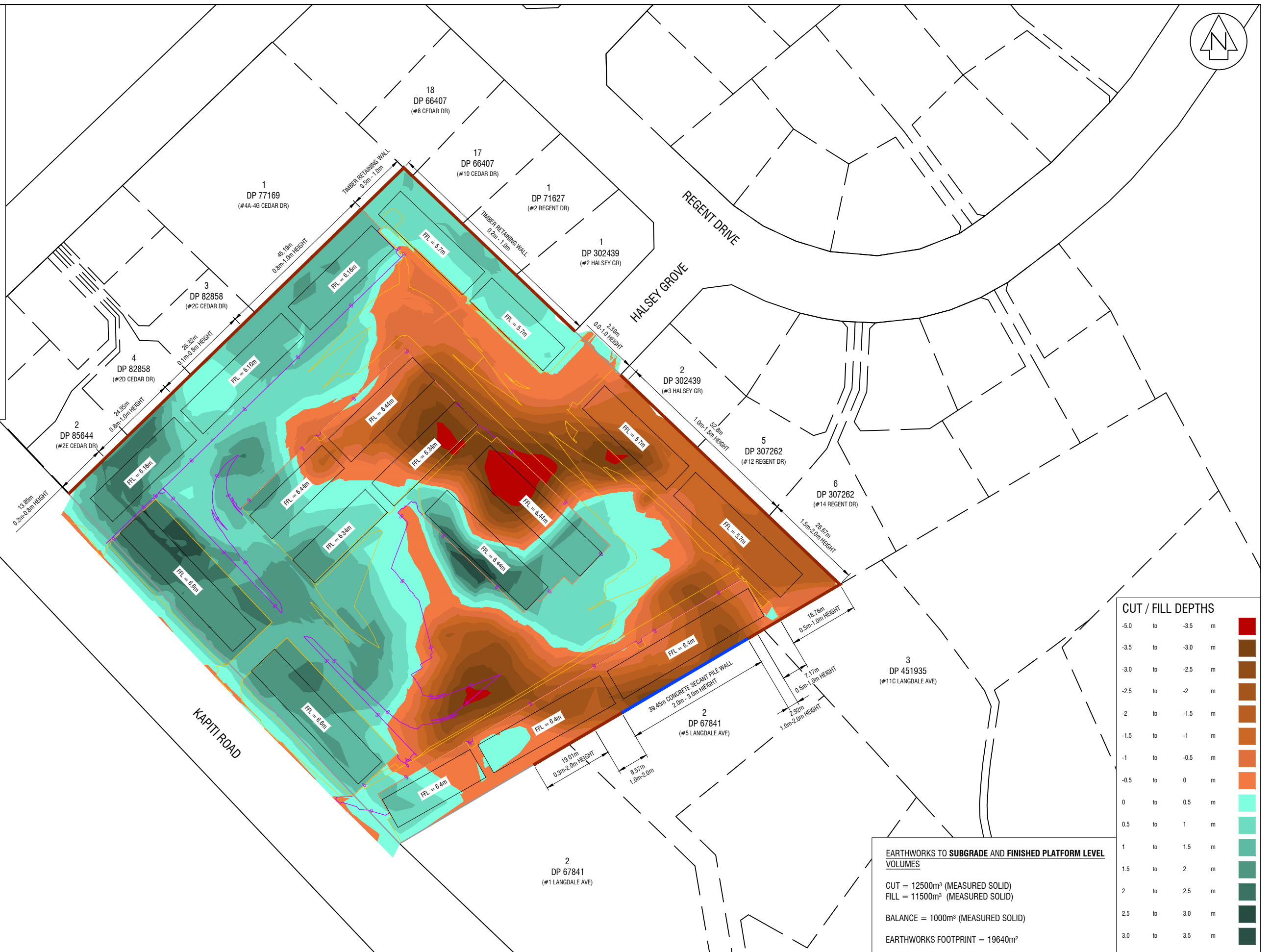
REVISION DETAILS	NAME	DATE

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SCALE	A1 1:500	REDUCED SCALE
		A3 - 1:1000
	NAME	DATE
FIELDWORK	FD	10/21
DESIGNED	CMB	12/21
DRAWN	JAO	02/22
CHECKED	NKT	02/22
DRAWING NUMBER		22930 SCH1
SHEET		15 OF 27 SHEETS
REVISION		A



- NOTES:**
- THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
  - DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
  - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WANGANUI CIRCUIT.
  - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: F2JT - LP S0 514718, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, OCTOBER 2021.
  - NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
  - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM KDCD RECORDS, AND SHOULD BE VERIFIED ON SITE
  - CONTOUR INTERVAL: 0.25m
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
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  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

- LEGEND**
- BOUNDARY - EXISTING
  - BOUNDARY - PROPOSED
  - DESIGN CONTOURS
  - WALL - TIMBER RETAINING ON BOUNDARY
  - WALL - CONCRETE RETAINING ON BOUNDARY



**ISSUED**

**EARTHWORKS TO SUBGRADE AND FINISHED PLATFORM LEVEL VOLUMES**

CUT = 12500m<sup>3</sup> (MEASURED SOLID)  
 FILL = 11500m<sup>3</sup> (MEASURED SOLID)

BALANCE = 1000m<sup>3</sup> (MEASURED SOLID)

EARTHWORKS FOOTPRINT = 19640m<sup>2</sup>

**CUT / FILL DEPTHS**

-5.0 to -3.5 m	Red
-3.5 to -3.0 m	Dark Red
-3.0 to -2.5 m	Red-Orange
-2.5 to -2 m	Orange
-2 to -1.5 m	Light Orange
-1.5 to -1 m	Yellow-Orange
-1 to -0.5 m	Yellow
-0.5 to 0 m	Light Yellow
0 to 0.5 m	Light Green
0.5 to 1 m	Green
1 to 1.5 m	Dark Green
1.5 to 2 m	Very Dark Green
2 to 2.5 m	Dark Teal
2.5 to 3.0 m	Dark Blue-Teal
3.0 to 3.5 m	Dark Blue



PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - EARTHWORKS**  
 CLIENT: **GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

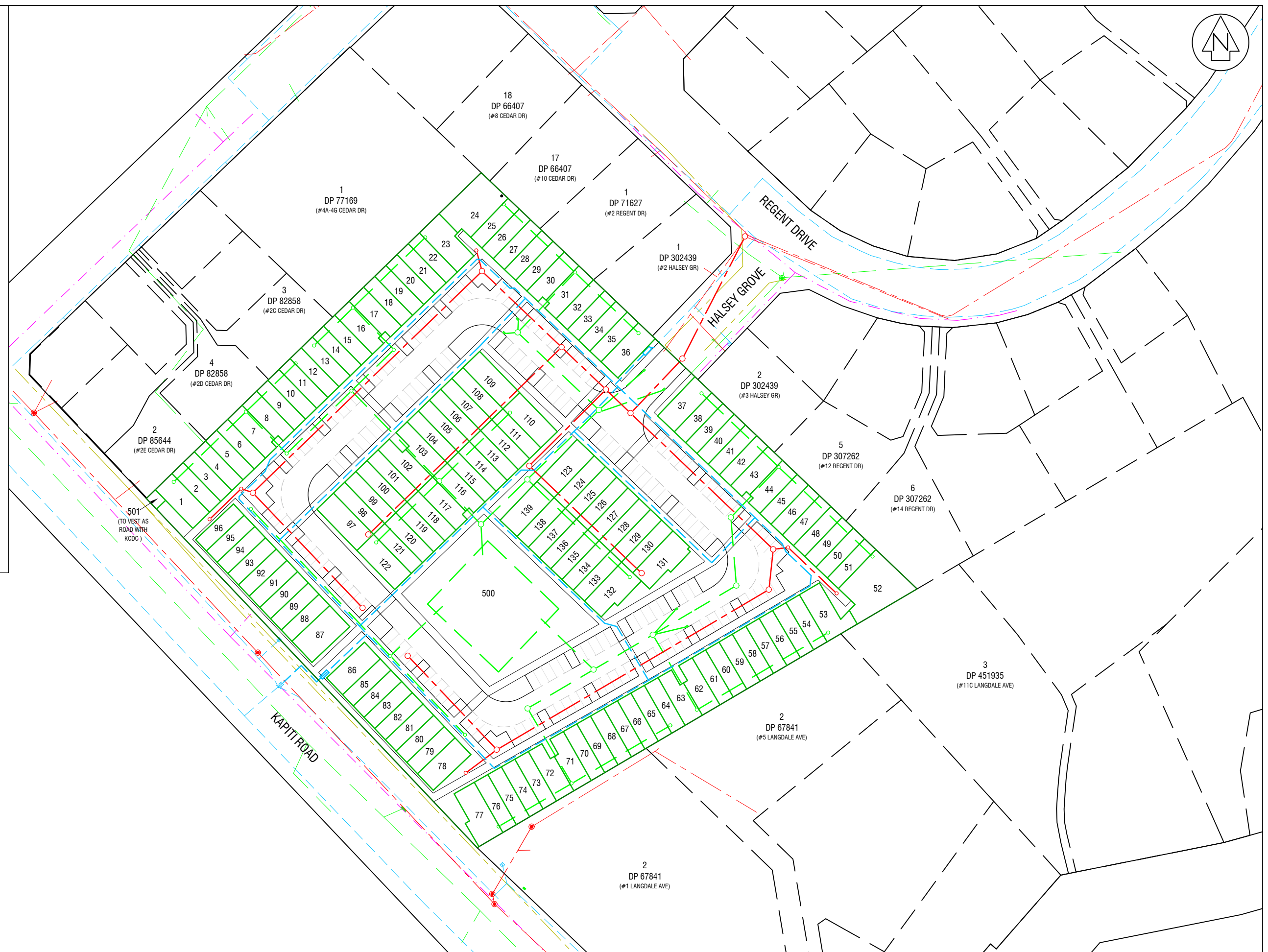
  

SCALE	<b>A1 1:500</b>	REDUCED SCALE	A3 - 1:1000
FIELDWORK	FD	10/21	<b>DRAWING NUMBER</b> <b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
SHEET		<b>16</b>	OF 27 SHEETS
REVISION		<b>A</b>	

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  4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: F2JT - LP S0 514718, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, OCTOBER 2021.
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  7. CONTOUR INTERVAL: 0.25m
  6. SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  7. INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
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  10. ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

**LEGEND**

	BOUNDARY - EXISTING
	BOUNDARY - PROPOSED
	SEWER MANHOLE - EXISTING
	SEWER MANHOLE - PROPOSED
	SEWER LINE - EXISTING
	SEWER LINE - PROPOSED
	STORMWATER MANHOLE - EXISTING
	STORMWATER MANHOLE - PROPOSED
	STORMWATER LINE - EXISTING
	STORMWATER LINE - PROPOSED
	STORMWATER LINE - PRIVATE SUMP
	WATER LINE - EXISTING
	WATER LINE - PROPOSED
	TOBY
	FIRE HYDRANT SLUICE VALVE
	POWER PILLAR/TUD
	POWER LINE
	TELECOMMUNICATIONS PILLAR/TUD
	TELECOMMUNICATIONS LINE



**ISSUED**



PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - SERVICES OVERALL**  
 CLIENT: **GRESHAM TRUST**

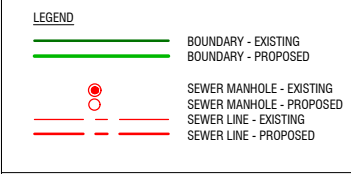
REVISION DETAILS		NAME	DATE

SCALE <b>A1 1:500</b>			REDUCED SCALE <b>A3 - 1:1000</b>		
FIELDWORK	FD	10/21	DRAWING NUMBER <b>22930 SCH1</b>		
DESIGNED	CMB	12/21			
DRAWN	JAO	02/22			
CHECKED	NKT	02/22			
SHEET <b>17</b> OF <b>27</b> SHEETS			REVISION <b>A</b>		

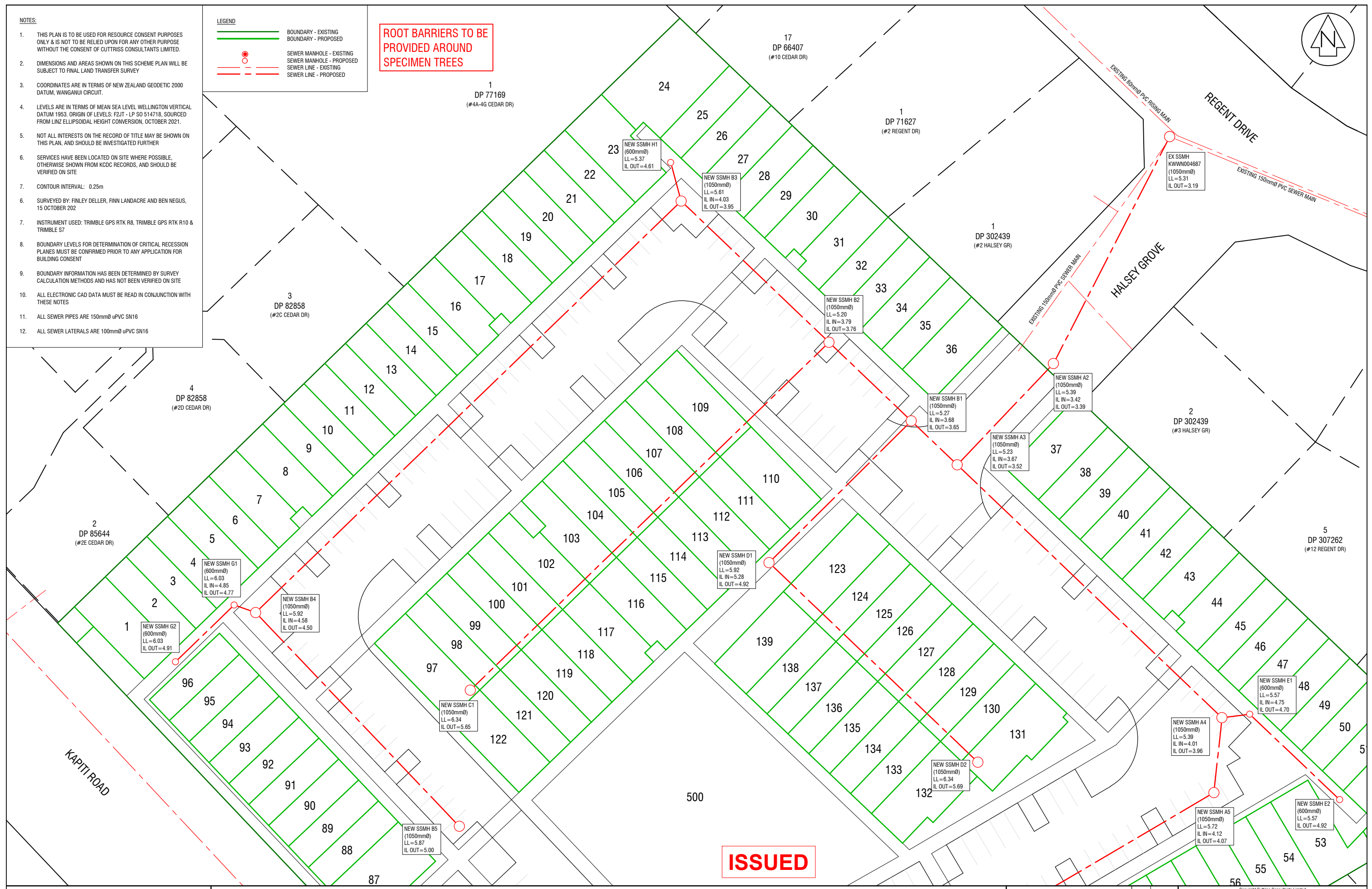
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  - CONTOUR INTERVAL: 0.25m
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  - INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
  - BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECESION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT
  - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
  - ALL SEWER PIPES ARE 150mmØ uPVC S/N16
  - ALL SEWER LATERALS ARE 100mmØ uPVC S/N16



**ROOT BARRIERS TO BE PROVIDED AROUND SPECIMEN TREES**

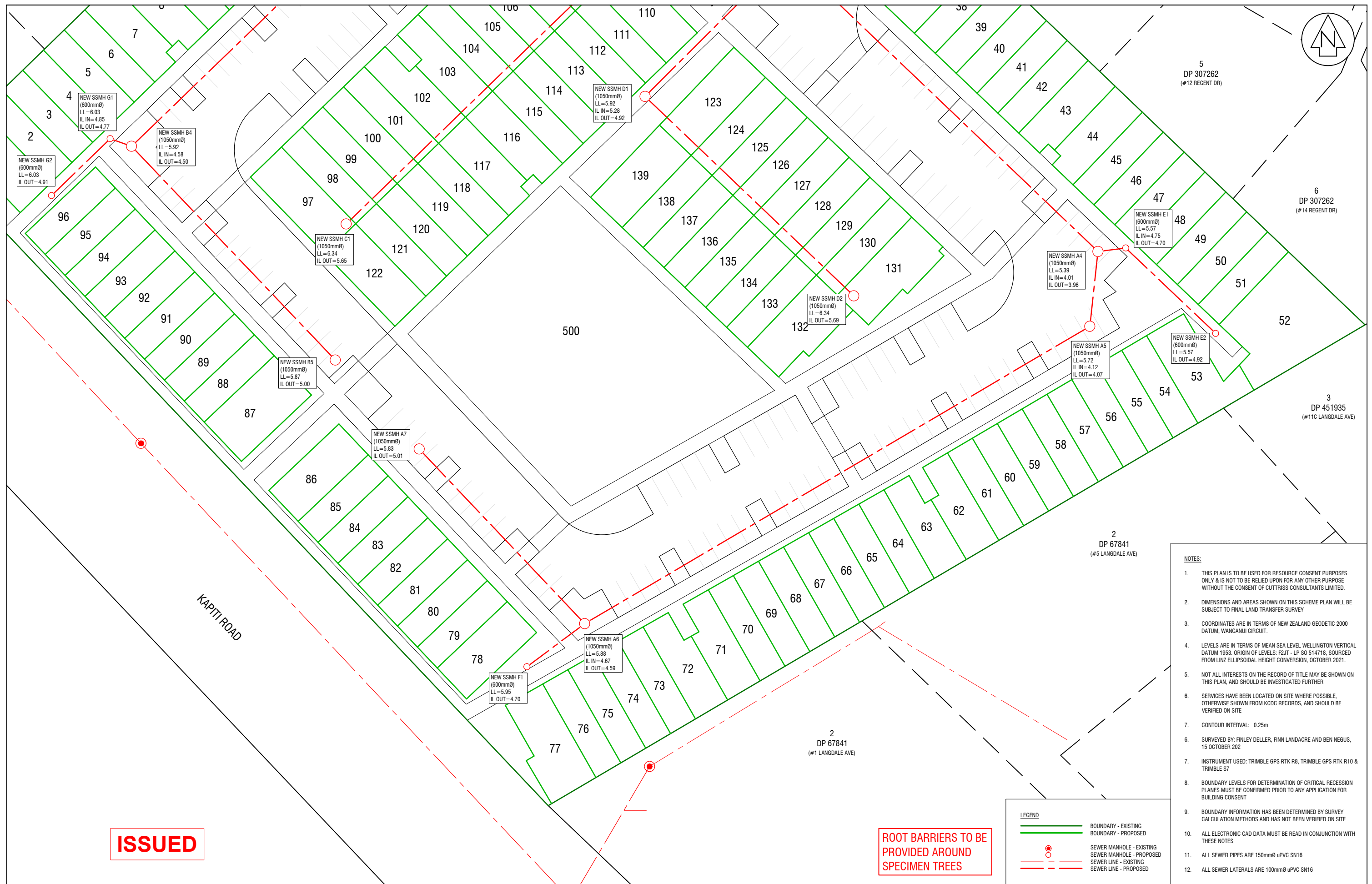


PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - SERVICES SEWER**  
 CLIENT: **GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1</b> 1:250		REDUCED SCALE A3 - 1:500	
FIELDWORK	FD	10/21	<b>22930 SCH1</b> SHEET 18 OF 27 SHEETS REVISION A
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	



**ISSUED**

**ROOT BARRIERS TO BE PROVIDED AROUND SPECIMEN TREES**

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  - NOT ALL INTERESTS ON THE RECORD OF TITLE MAY BE SHOWN ON THIS PLAN, AND SHOULD BE INVESTIGATED FURTHER
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  - CONTOUR INTERVAL: 0.25m
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  - INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
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  - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
  - ALL SEWER PIPES ARE 150mmØ uPVC SN16
  - ALL SEWER LATERALS ARE 100mmØ uPVC SN16

**LEGEND**

	BOUNDARY - EXISTING
	BOUNDARY - PROPOSED
	SEWER MANHOLE - EXISTING
	SEWER MANHOLE - PROPOSED
	SEWER LINE - EXISTING
	SEWER LINE - PROPOSED



PROJECT

CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - SERVICES SEWER**  
**GRESHAM TRUST**

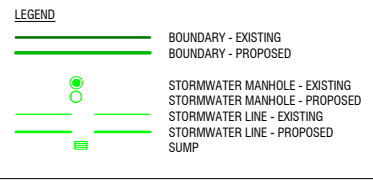
REVISION DETAILS	NAME	DATE

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SCALE	<b>A1 1:250</b>	REDUCED SCALE	A3 - 1:500
FIELDWORK	FD	DATE	10/21
DESIGNED	CMB	DATE	12/21
DRAWN	JAO	DATE	02/22
CHECKED	NKT	DATE	02/22
DRAWING NUMBER		<b>22930 SCH1</b>	
SHEET		19 OF 27 SHEETS	
REVISION		A	

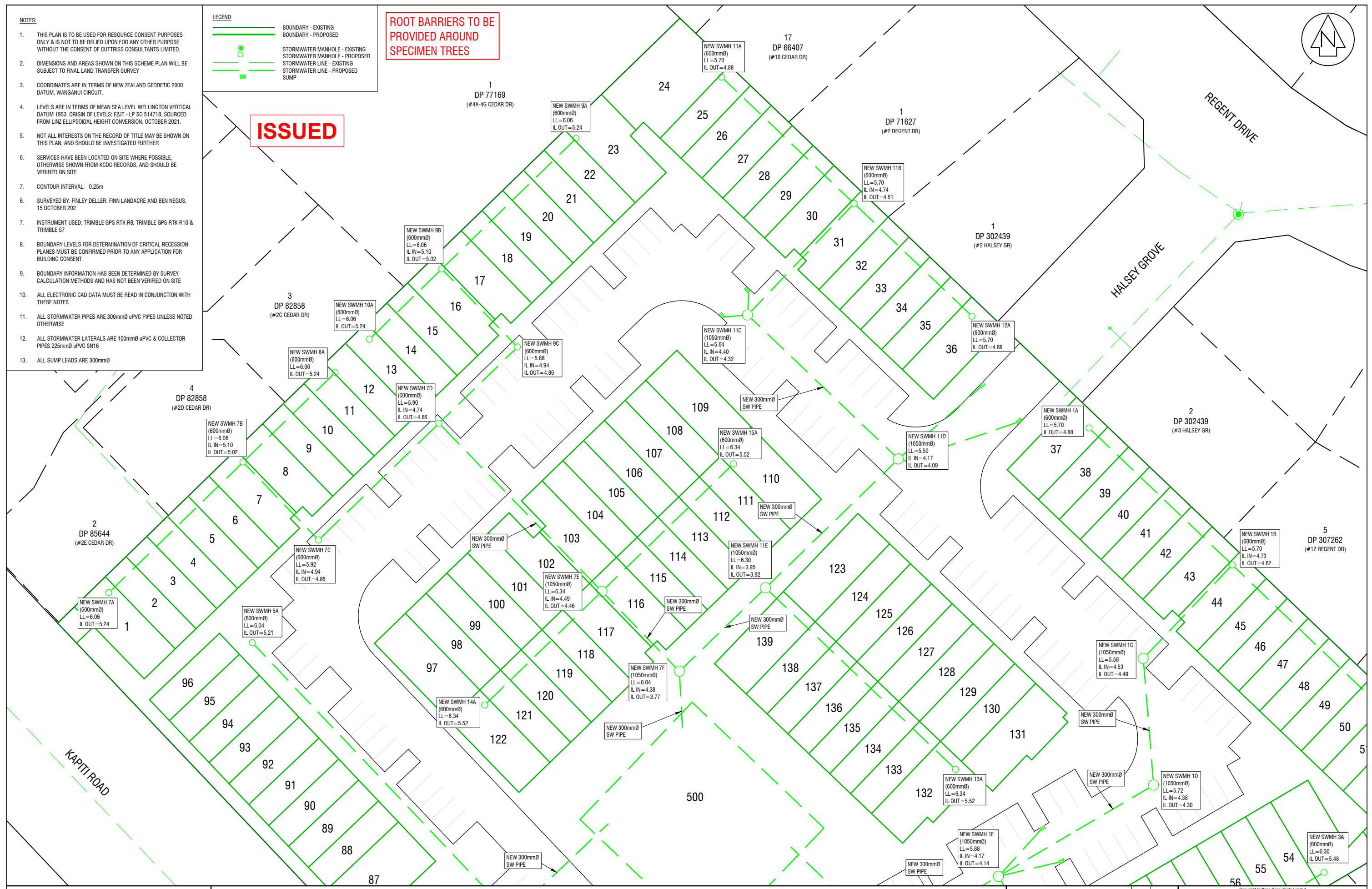


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  - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE
  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
  - ALL STORMWATER PIPES ARE 300mmØ uPVC PIPES UNLESS NOTED OTHERWISE
  - ALL STORMWATER LATERALS ARE 100mmØ uPVC & COLLECTOR PIPES 225mmØ uPVC SN16
  - ALL SUMP LEADS ARE 300mmØ



**ROOT BARRIERS TO BE PROVIDED AROUND SPECIMEN TREES**

**ISSUED**



PROJECT  
**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - SERVICES STORMWATER**  
**GRESHAM TRUST**

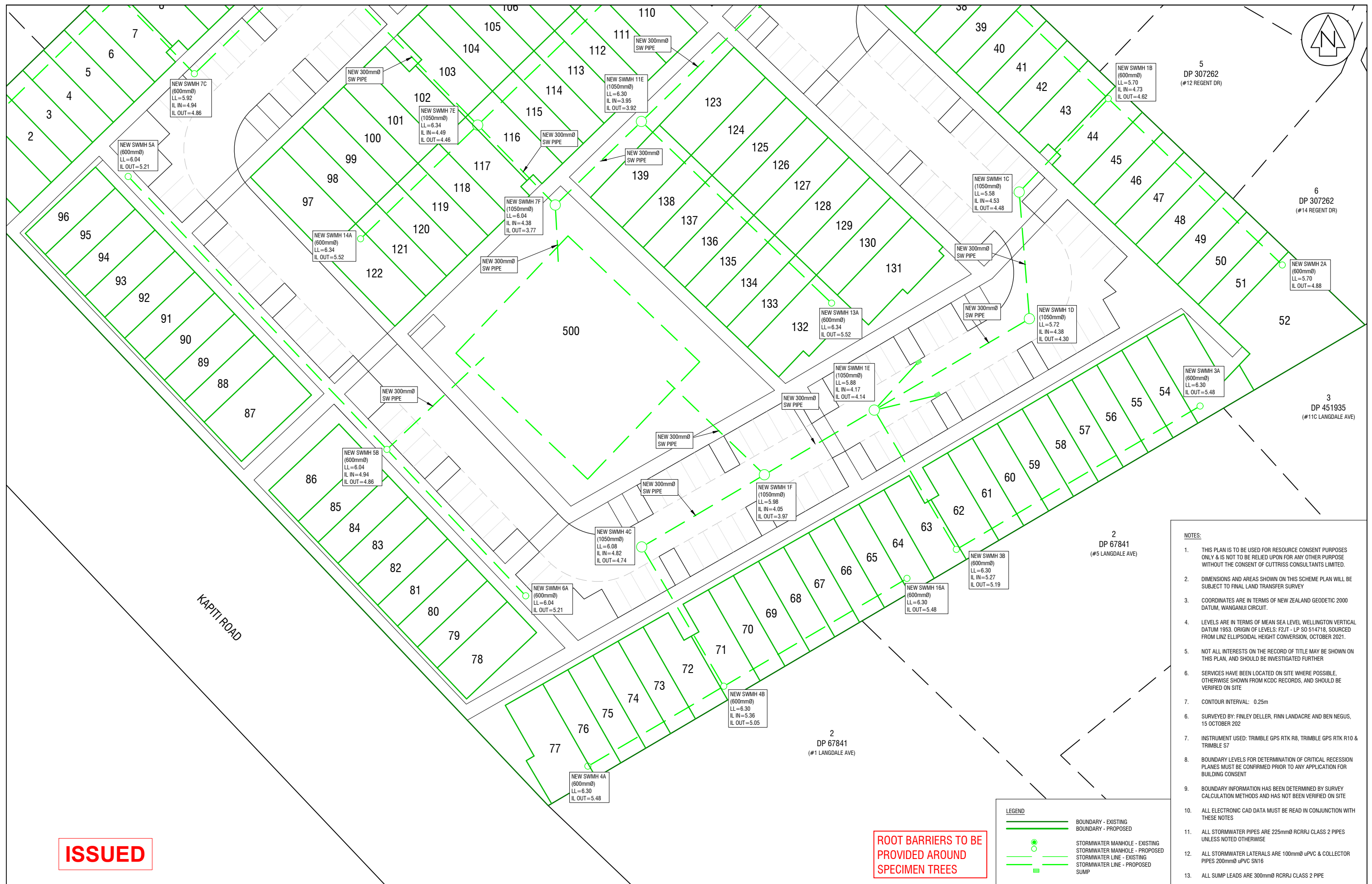
CLIENT

REVISION DETAILS

NO.	DESCRIPTION	DATE

NAME  
DATE

SCALE <b>A1 1:250</b>		REDUCED SCALE <b>A3 - 1:500</b>	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
SHEET <b>20</b> OF <b>27</b> SHEETS		REVISION <b>A</b>	



**ISSUED**

**ROOT BARRIERS TO BE PROVIDED AROUND SPECIMEN TREES**

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  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES
  - ALL STORMWATER PIPES ARE 225mmØ RCRRJ CLASS 2 PIPES UNLESS NOTED OTHERWISE
  - ALL STORMWATER LATERALS ARE 100mmØ uPVC & COLLECTOR PIPES 200mmØ uPVC SN16
  - ALL SUMP LEADS ARE 300mmØ RCRRJ CLASS 2 PIPE

**LEGEND**

	BOUNDARY - EXISTING
	BOUNDARY - PROPOSED
	STORMWATER MANHOLE - EXISTING
	STORMWATER MANHOLE - PROPOSED
	STORMWATER LINE - EXISTING
	STORMWATER LINE - PROPOSED
	SUMP

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PROJECT  
**PROPOSED SUBDIVISION**  
LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
**SCHEME PLAN - SERVICES STORMWATER**  
GRESHAM TRUST

CLIENT

PROPOSED SUBDIVISION  
LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
**SCHEME PLAN - SERVICES STORMWATER**  
GRESHAM TRUST

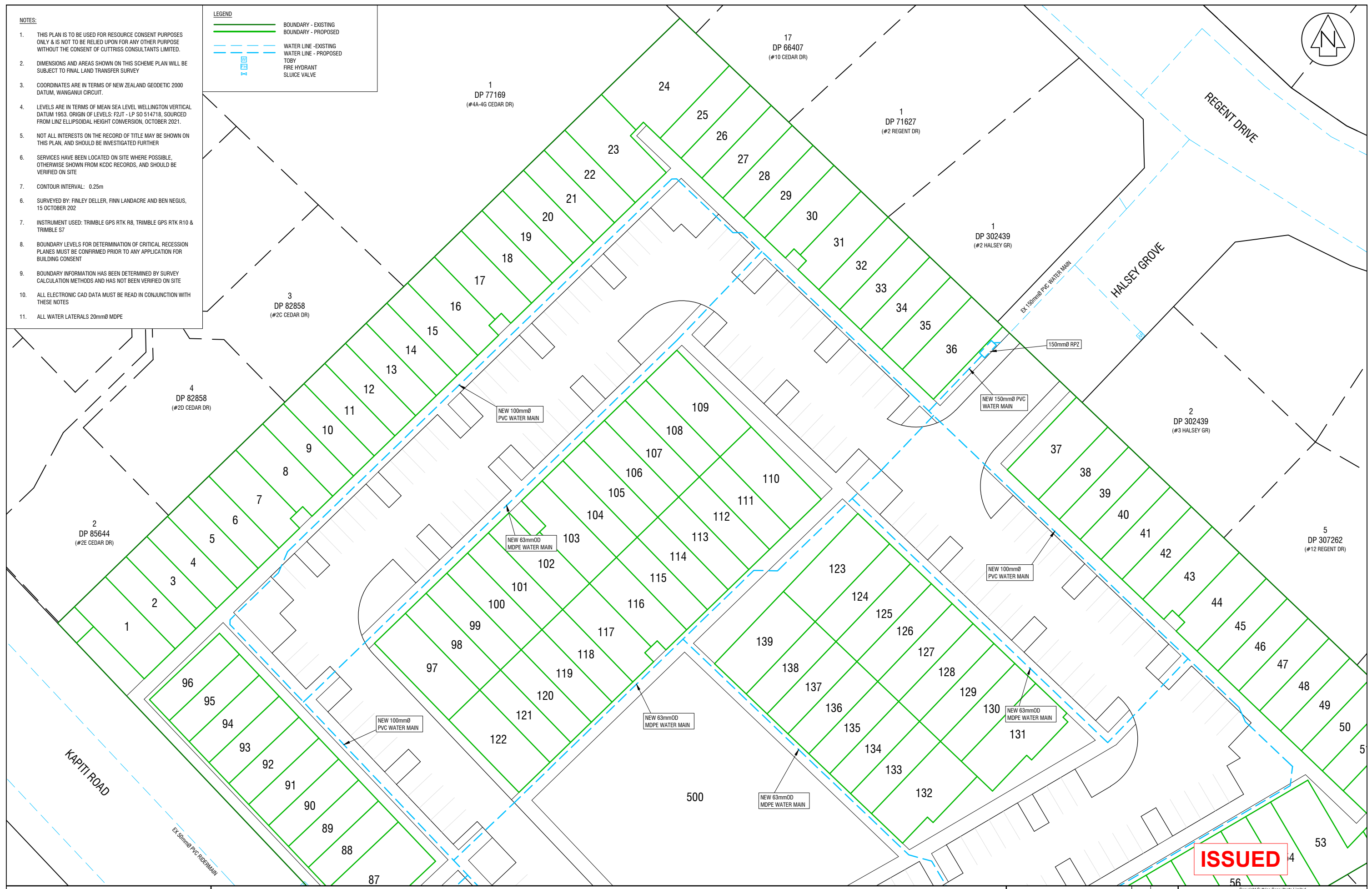
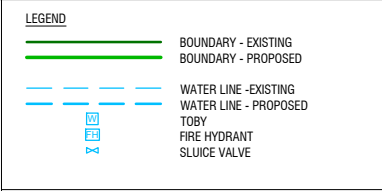
REVISION DETAILS	NAME	DATE

FIELDWORK	DESIGNED	DRAWN	CHECKED
FD	CMB	JAO	NKT
10/21	12/21	02/22	02/22

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SCALE <b>A1</b> 1:250	REDUCED SCALE A3 - 1:500
DRAWING NUMBER <b>22930 SCH1</b>	SHEET <b>21</b> OF 27 SHEETS
REVISION <b>A</b>	



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  - ALL WATER LATERALS 20mmØ MDPE



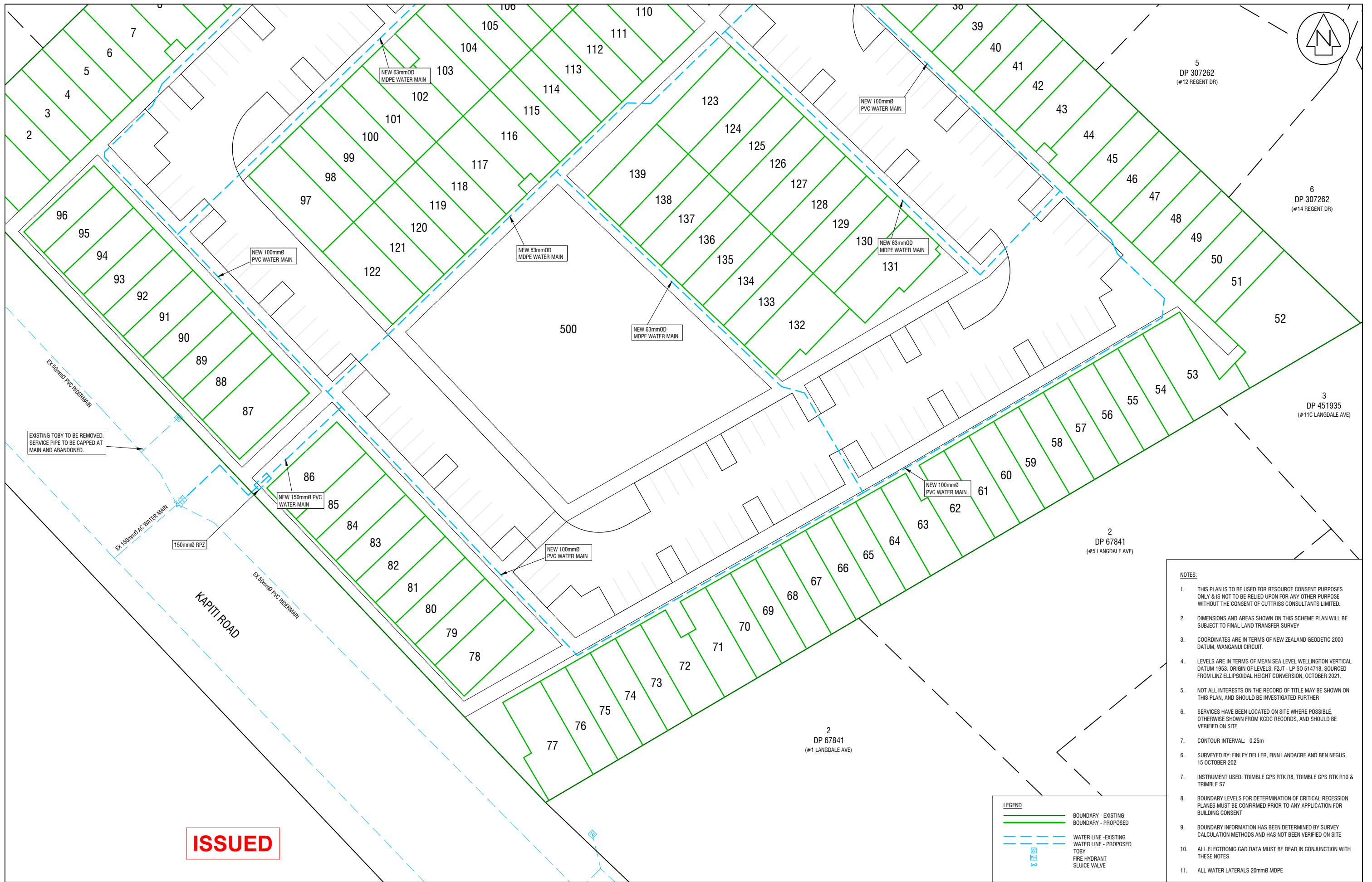
**ISSUED**

PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - SERVICES WATER**  
 CLIENT: **GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

SCALE <b>A1</b> 1:250		REDUCED SCALE <b>A3</b> - 1:500	
FIELDWORK	FD	10/21	<b>22930 SCH1</b>
DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
SHEET <b>22</b> OF 27 SHEETS			REVISION <b>A</b>



**ISSUED**

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  13. ALL WATER LATERALS 20mm OD MDPE

**LEGEND**

	BOUNDARY - EXISTING
	BOUNDARY - PROPOSED
	WATER LINE - EXISTING
	WATER LINE - PROPOSED
	TOBY
	FIRE HYDRANT
	SLUDGE VALVE

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PROJECT	PROPOSED SUBDIVISION LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU		
CLIENT	GRESHAM TRUST		

REVISION DETAILS		NAME	DATE

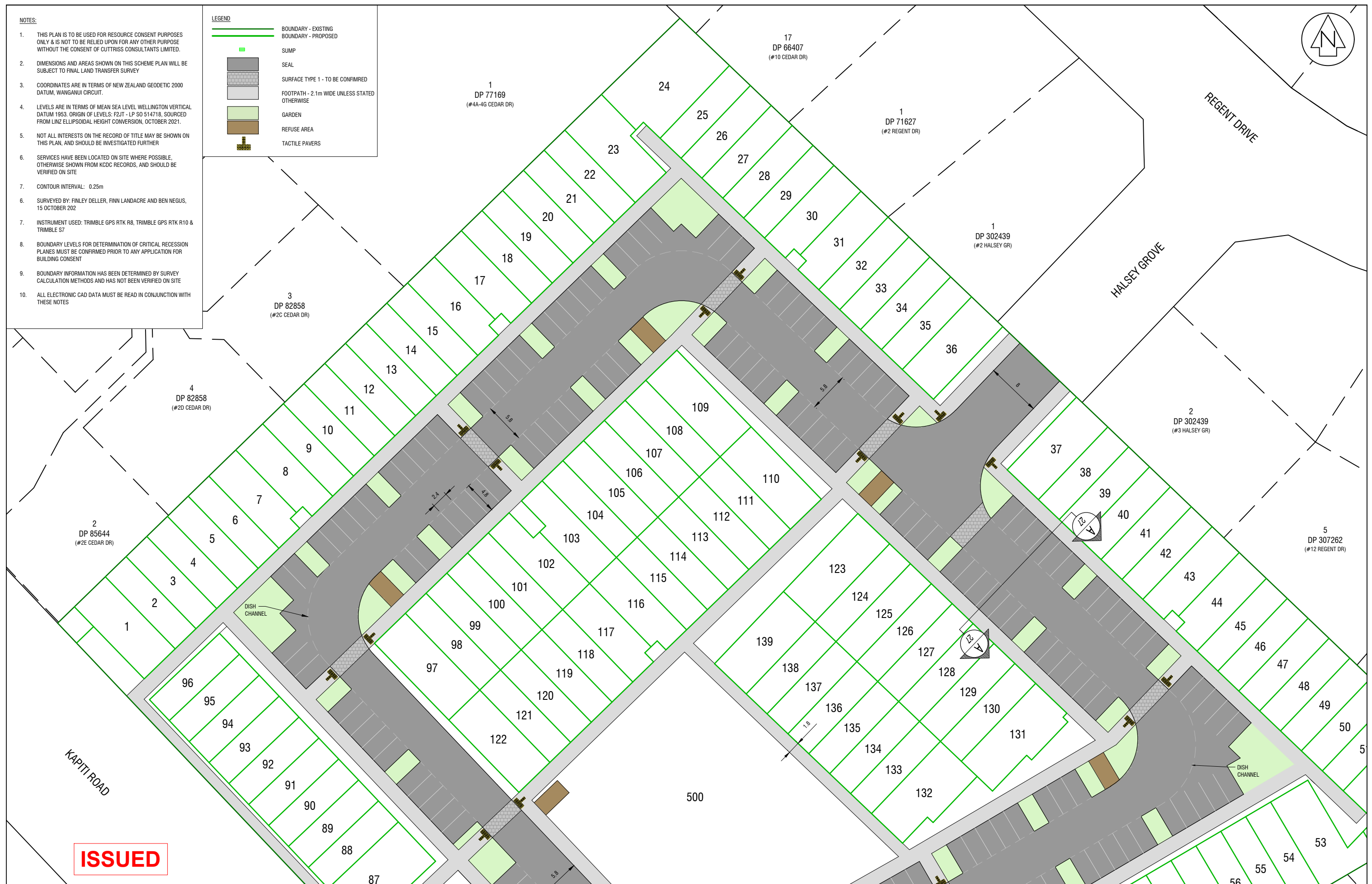
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DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
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SHEET <b>23</b> OF <b>27</b> SHEETS		REVISION	<b>A</b>



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  - CONTOUR INTERVAL: 0.25m
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2022
  - INSTRUMENT USED: TRIMBLE GPS RTK R8, TRIMBLE GPS RTK R10 & TRIMBLE S7
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  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES

**LEGEND**

- BOUNDARY - EXISTING
- BOUNDARY - PROPOSED
- SUMP
- SEAL
- SURFACE TYPE 1 - TO BE CONFIRMED
- FOOTPATH - 2.1m WIDE UNLESS STATED OTHERWISE
- GARDEN
- REFUSE AREA
- TACTILE PAVERS



**ISSUED**

**Cuttriss**  
 Surveyors. Engineers. Planners.  
 www.cuttriss.co.nz

PROJECT: **PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - ROADING**  
 CLIENT: **GRESHAM TRUST**

REVISION DETAILS		NAME	DATE

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DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	
CHECKED	NKT	02/22	
SHEET <b>24</b> OF <b>27</b> SHEETS			REVISION <b>A</b>



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	BOUNDARY - PROPOSED
	SUMP
	SEAL
	SURFACE TYPE 1 - TO BE CONFIRMED
	FOOTPATH - 2.1m WIDE UNLESS STATED OTHERWISE
	GARDEN
	REFUSE AREA
	TACTILE PAVERS

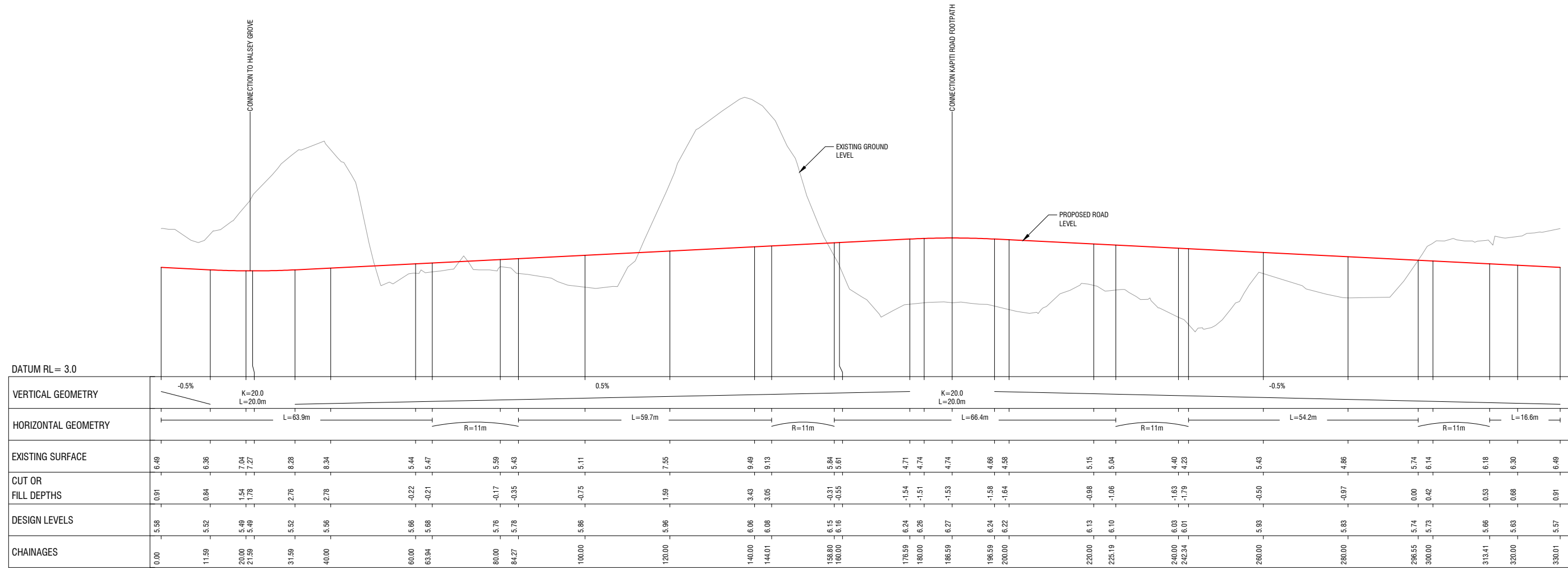
PROJECT  
CLIENT

**PROPOSED SUBDIVISION**  
**LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU**  
**SCHEME PLAN - ROADING**  
**GRESHAM TRUST**

REVISION DETAILS	NAME	DATE

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CHECKED	NKT	02/22
DRAWING NUMBER <b>22930 SCH1</b>		SHEET <b>25</b> OF <b>27</b> SHEETS
REVISION		<b>A</b>





INTERNAL RING ROAD - LONG SECTION  
1:500 H, 1:50 Vt

**ISSUED**

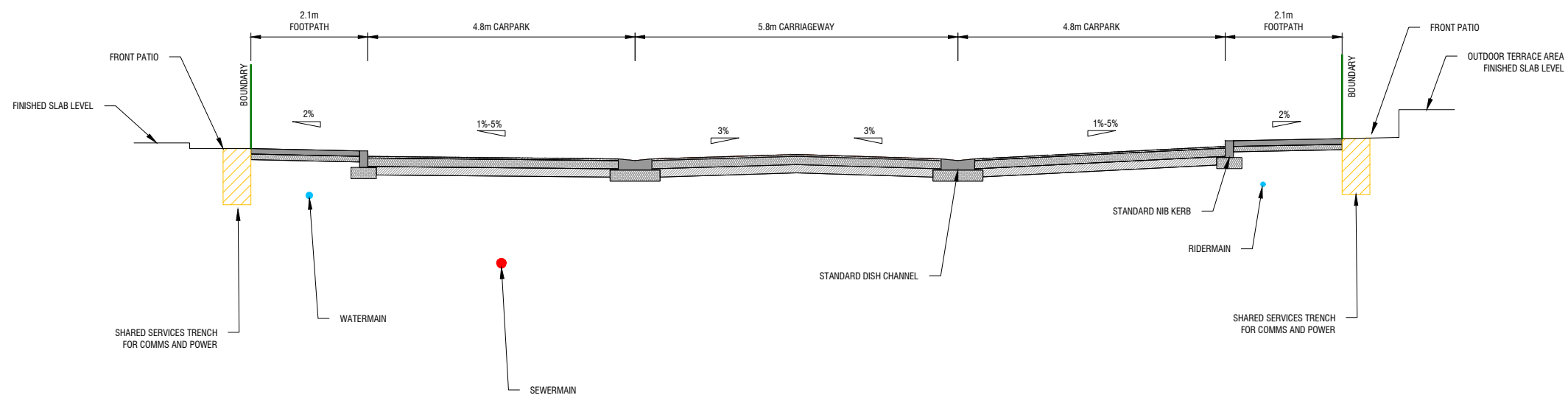
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PROJECT: PROPOSED SUBDIVISION  
LOT 1 DP 88870, 240 KAPITI ROAD, PARAPARAUMU  
SCHEME PLAN - INTERNAL RING ROAD LONG SECTION  
CLIENT: GRESHAM TRUST

REVISION DETAILS		NAME	DATE

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DESIGNED	CMB	12/21	
DRAWN	JAO	02/22	SHEET <b>26</b> OF <b>27</b> SHEETS
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**ISSUED**



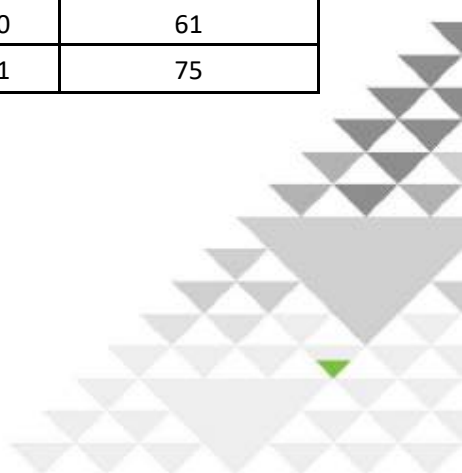


## **Appendix 6**

### **Outline Table: Allotments**

Block	Lot No.	Lot Area (m2)
A	1	91
	2	61
	3	61
	4	61
	5	61
	6	61
	7	77
B	8	77
	9	61
	10	61
	11	61
	12	61
	13	61
	14	61
	15	61
	16	77
C	17	77
	18	61
	19	61
	20	61
	21	61
	22	61
	23	100
D	24	159
	25	61
	26	61
	27	61
	28	61
	29	61
	30	77
E	31	77
	32	61
	33	61
	34	61
	35	61
	36	91

Block	Lot No.	Lot Area (m2)
F	37	91
	38	61
	39	61
	40	61
	41	61
	42	61
	43	77
	44	77
G	45	61
	46	61
	47	61
	48	61
	49	61
	50	61
	51	61
	52	207
	53	104
H	54	61
	55	61
	56	61
	57	61
	58	61
	59	75
	60	75
	61	61
	62	75
	I	63
64		61
65		61
66		61
67		61
68		61
69		61
70		61
71		75





Block	Lot No.	Lot Area (m2)
J	72	75
	73	61
	74	61
	75	61
	76	61
	77	107
K	78	87
	79	58
	80	58
	81	58
	82	58
	83	58
	84	58
	85	58
	86	87
L	87	110
	88	58
	89	58
	90	58
	91	58
	92	58
	93	58
	94	58
	95	58
M	97	97
	98	65
	99	65
	100	65
	101	65
	102	78
N	103	78
	104	65
	105	65
	106	65
	107	65
	108	65
	109	97

Block	Lot No.	Lot Area (m2)
O	110	92
	111	61
	112	61
	113	61
	114	61
	115	61
	116	77
	117	77
P	118	61
	119	61
	120	61
	121	61
	122	91
	123	99
Q	124	65
	125	65
	126	65
	127	65
	128	65
	129	65
	130	65
	131	105
R	132	101
	133	60
	134	60
	135	60
	136	60
	137	60
	138	60
	139	92
	500	7494
	501	13
	201-370	11





# Appendix 7 Infrastructure Report





# Engineering Infrastructure Report for Resource Consent Application

240 Kapiti Road, Paraparaumu

Ref: 22930

Prepared for: Gresham Trust

## **PROPOSED MULTI UNIT DEVELOPMENT AT 240 KAPITI ROAD, PARAPARAUMU – LOT 1 DP 88870**

Cuttriss Consultants Ltd. (Cuttriss) have been engaged to prepare a resource consent application for the development of the above site. As part of this process Cuttriss have investigated conceptual infrastructure designs for the wastewater services and water reticulation that will be required as part of this development.

This report should be read in conjunction with the resource consent application for 240 Kapiti Road, Paraparaumu.

### **1. PREAMBLE**

This report has been prepared to accompany a resource consent application for the proposed development of approximately 139 townhouses located at 240 Kapiti Road, Paraparaumu. The report provides an assessment of the available engineering infrastructure to connect to and considers the implications on the infrastructure as a result of the proposed development.

As a result of the consenting process there may be amendments to incorporate within the detailed design stage, and as such this report should be treated as a conceptual design report.

The basis for land development design within the Kapiti Coast District is the KCDC Subdivision and Development Principles and Requirements (2012). This adopts NZS4404:2010 (New Zealand Standard for Land Development and Subdivision Engineering) with some local amendments.

The proposed development was discussed at a pre-application meeting with the Kapiti Coast District Council (KCDC), on the 21<sup>st</sup> October 2021. Where possible, the proposed civil design and this report aims to incorporate comments and concerns raised at this meeting.

### **2. DOCUMENTS**

The following documents and plans have been referenced or observed in the preparation of this report:

- KCDC GIS information available from the KCDC website.
- KCDC Subdivision and Development Principles and Requirements 2012.
- NZS4404:2010 - 'Land Development and Subdivision Infrastructure'.
- Cuttriss Consultants topographical survey '22930 TPO'
- Designgroup Stapleton Elliot masterplan concept drawing dated 08/02/2022.
- Kapiti Coast District Council Standard Drawings.
- HAL Wastewater Modelling report dated January 2022
- Stantec Water Modelling reported dated February 2022



### 3. LOCATION

The site is located off Kapiti Road and is well defined by the existing residential developments on northwest, northeast, and southeastern boundaries. Halsey Grove terminates on the northeastern boundary, and Kapiti Road runs parallel with the southwestern boundary. Kapiti Coast Airport is located directly across Kapiti Road from the site.

The location of the subject site is fully detailed within the resource consent application.

General site photos are included within Appendix A.

### 4. TOPOGRAPHY

The topography of the site undulates over a range of RL 3.0m – 10.0m. The site generally falls from the southwest towards the northeast. The kerb on Kapiti Road is at approximately RL 6.0m, and the kerb on Halsey Grove is at RL 5.40m.

The soil conditions were investigated and detailed in the report prepared by ENGEO, titled '*Geotechnical Desktop Study - 240 Kapiti Road, Paraparaumu Beach*', dated 18/11/2021. The soil conditions generally comprise of underlying sands.

### 5. EXISTING WASTEWATER INFRASTRUCTURE

KCDC GIS records (as included within Appendix C) show an existing 250mm dia. uPVC wastewater main (KWWP001457 & KWWP001347) that drains northwest along berm in Kapiti Road. The depth of this main is 1.37m with an invert RL of 4.90m at the manhole on the property frontage.

There is also a public 150mm dia. upPVC wastewater main (KWWP004554) on Halsey Grove on the northeast side of the site. GIS indicates that this main terminates in a manhole within the subject site, however this is unconfirmed at this stage. The manhole at the intersection of Halsey Grove and Regent Drive has been measured as 1.65m deep, with an invert RL of 3.66m.

### 6. RESIDENTIAL DEMAND ON WASTEWATER RETICULATION

In assessing the likely demand on the existing infrastructure, we have considered design data from NZS4404:2010, the KCDC SDPR, and using information captured on site by way of topographical survey.

NZS4404:2010 details average dry weather design flows from residential development as being 180-250 litres/head/day. The KCDC SDPR requires the allowance for a design flow of 250 litres/head/day with an average occupancy of 2.5 people per dwelling<sup>1</sup>

---

<sup>1</sup> Clause 5.3.5.1 of KCDC SDPR (page 165)

Therefore, the increased residential demand (ADWF) based on the development would be:

No. of Units	139 townhouses
Population	347.5 (2.5 persons/dwelling)
ADWF	1.01 litres/second (86,875 litres/day)

The increased residential demand (PDWF and PWWF) based on the development would be:

PDWF	2.51 litres/second (2.5 peaking factor)
PWWF	5.03 litres/second (5.0 peaking factor)

The wastewater modelling report commissioned by KCDC by HAL provided two options for connections to the existing reticulation. KCDC's preference was option one, a connection to Halsey Grove. This option has been accommodated with the preliminary design shown on the resource consent plans included within the resource consent application.

## 7. PROPOSED WASTEWATER INFRASTRUCTURE

The topography of the site allows for the entire site to be serviced via new gravity mains through to the existing manhole (KWWN004687) on Halsey Grove. It is suspected that the short section of 150mm PVC main (KWWP004554) in Halsey Grove is too shallow and may require relaying at a shallower gradient to provide fall to the main development. This existing infrastructure (referenced above) is shown on the preliminary engineering design plans.

The new gravity 150mm dia. mains will achieve minimum falls required by NZS4404:2010. Individual service connections to the proposed new wastewater will be 100mm PVC laterals either connecting into new manholes or saddling onto the new main with proprietary 100mm on 150mm 'Y' junctions.

The wastewater infrastructure will be privately owned and maintained via a Residents Society.

All of the proposed dwelling laterals can gravity drain to the new mains, while we have not detailed the lateral locations on the plans for the consent application, the mains have been located to allow direct connections.

## 8. EXISTING WATER INFRASTRUCTURE

KCDC GIS records (as included within Appendix C) show an existing 150mm dia. PVC watermain located within Halsey Grove which is shown to terminate within the subject site.

There is also an existing 150mm dia. PVC road crossing across Kapiti Road and terminates with a hydrant and an end cap within the road shoulder. This 150mm line feeds the 50mm ridermains which run on the eastern side of Kapiti Road along the property frontage. It is assumed that these ridermains will have insufficient capacity to service the proposed development.

There is one existing metered connection (KWSN004739) on the ridermain to service the lot currently.



## 9. RESIDENTIAL DEMAND ON WATER RETICULATION

The likely demand for any new water infrastructure will be residential demand and fire-fighting demand, in accordance SNZ PAS 4509:2008 – the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. The residential demand is likely to comprise (non-peak) 86,875 litres/day (139 units/dwellings x 2.5 persons per dwelling x 250 litres per head per day).

At the time of preparing this report KCDC have not identified any pressure or flow issues within the existing water network.

## 10. PROPOSED WATER RETICULATION INFRASTRUCTURE

Water reticulation for the development will be installed for water supply for residential demand and to provide fire-fighting supply. The proposed reticulation consists of 150mm connections to the existing mains on Halsey Grove and Kapiti Road which would supply a 100mm ring feed around the road, and associated MDPE ridermains as shown on the plans submitted in the resource consent application.

Each 150mm connection to the existing main will be fitted with RPZ's.

The water infrastructure will be privately owned and maintained by a Residents Society.

All new residential units will be serviced with individual 25mmOD MDPE connections and single metered manifolds set at the front of each unit. The resource application includes a request to not have any water reuse tanks and accordingly we are not proposing to install dual restricted manifolds.

While we have not detailed individual lateral locations on the plans for the consent application, the mains have been located to allow direct connections.

Proposed new valves and connections will be undertaken in accordance with KCDC standard details and requirements.

## 11. REFUSE AREAS

There are six proposed refuse areas of 12m<sup>2</sup> in size. The refuse areas will not be covered. Provisions will be made for a silt trap system with interceptor device to catch any runoff. Ground levels will be shaped to catch any 'bin juice' and stormwater runoff within the refuse area. This runoff will be directed into the wastewater system.

## 12. CONCLUSION

This report has been prepared to provide options for supplying water and disposing of wastewater from the proposed development. Reference is made to the plans submitted with the resource consent which provide more information as to conceptual service location, depths, and grades.

The topography of the site and the existing wastewater system levels enable the development to be serviced via gravity network.

The existing 150mm watermains in Kapiti Road and Halsey Grove will be connected via a ring feed to the 139 dwellings within the development site to provide the development a potable water and firefighting supply. Service connections and valves will be undertaken and designed according to KCDC standards drawings and requirements.

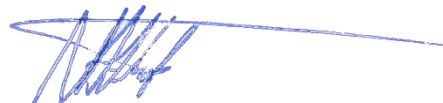
Consideration must be given during the engineering detailed design process to 'safety in design' in relation to the future entry and maintenance of services proposed within the development.

Prepared by:



Alastair Dickens  
Engineer  
**CUTTRISS CONSULTANTS LTD**

Approved for release by:



Neil Johnstone  
Chartered Professional Engineer  
**CUTTRISS CONSULTANTS LTD**



## APPENDIX A

### Photos of Site



Above: 15<sup>th</sup> October 2021 – View across towards to the existing dwelling from the southwest boundary.



Above: 15<sup>th</sup> October 2021 – Existing sewer manhole on Halsey Grove





Above: 15<sup>th</sup> October 2021 – General view across the site.

## APPENDIX B

### Kapiti Coast District Council GIS



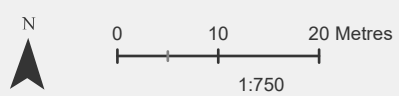
# 22930 - 240 KAPITI ROAD



Eagle Technology, Land Information New Zealand, GBCO, Community maps contributors

## Key to map symbols

⊗ Valve	— Rider Main	⊙ Manhole	— Gravity main	— WW Service	— Private WW Service
+ Manifold	— Reticulation Main	■ Sump	■ Sump	— Main	— Main
⊠ Hydrant	● Fitting	● Inlet/Outlet	— Private SW Pipe	— Rising main	□ Parcel Boundaries
● Fitting	— Service	○ Other	▨ Other	— Other	Street Numbers
— Service	— Rider Main	— Service	⊙ Manhole	⊙ Manhole	Road Names



Date Printed: December 15, 2021

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## **Appendix 8**

# **Stormwater Disposal Report**





# Conceptual Stormwater Disposal Design Report for Resource Consent Application

240 Kapiti Road, Paraparaumu

Ref: 22930

Prepared for: Gresham Trust

## **PROPOSED MULTI UNIT DEVELOPMENT AT 240 KAPITI ROAD, PARAPARAUMU – LOT 1 DP 88870**

Following the engagement of our services for investigating stormwater disposal as part of a resource consent application for the above site we have undertaken site investigations to determine the likely soakage characteristics of the underlying material for onsite stormwater disposal and as part of the overall conceptual design. We detail our findings and conceptual design below.

This report should be read in conjunction with the resource consent application for 240 Kapiti Road, Paraparaumu

### **1. PREAMBLE**

This report has been prepared to provide a conceptual stormwater disposal design for the proposed development on this site including impervious areas associated with the proposed units, carparks, paving, roading and footpaths.

The report has been prepared to demonstrate conformance with hydraulic neutrality in accordance with policy 11.16 of the Kapiti Coast District Council District Plan.

At the time of preparing this report, the development layout was known with plans provided to Cuttriss Consultants Ltd by Design Group Stapleton Elliot Architects. The development proposes 139 units with the development site area encompassing 1.899 ha. The development proposal is shown on the plans included with the resource consent application.

### **2. DOCUMENTS**

Refer to the enclosed photo pages, test record sheets, and calculations. Rainfall data for determining the anticipated stormwater rainfall intensity has been sourced from the Kapiti Coast District Council Subdivision and Development Principles and Requirements, Part 4 of Appendix A. Climate affected (2090) Isohyet rainfall depths have been used. The following documents and plans have been referenced or observed in the preparation of this report:

- KCDC GIS information available from the KCDC website.
- KCDC Subdivision and Development Principles and Requirements 2012.
- NZS4404:2010 - 'Land Development and Subdivision Infrastructure'.
- Cuttriss Consultants drawing 22930 SCH drawing set
- ENGEO Site Investigation and Geohazard Assessment – 240 Kapiti Road dated 28 January 2022
- NZBC E1: Surface Water – Acceptable Solutions and Verification Methods



### 3. LOCATION

The site is located off Kapiti Road, opposite the Kapiti Coast Airport. The site is bounded by existing residential housing on the north-east, south-east and north-west boundaries with Kapiti Road on the south-west. Halsey Grove connects to the north-east boundary.

The location of the subject site is fully detailed within the resource consent application documentation.

General site photos are included within Appendix A.

### 4. TOPOGRAPHY

The topography of the site consists of undulating dune country with small thickets of trees and scrub. Existing ground levels range from 10.5m RL to 3.0m RL. It generally falls from Kapiti Road to Halsey Grove in the north-east. The site sits at similar levels to the neighbouring properties on the north-west and north-east boundaries but sits approximately 2.5m lower than properties on the south-east boundary. The level difference along the south-east boundary varies considerably with the undulating terrain, with the largest difference located adjacent to the 5A Langdale Ave property.

There are two existing low points, one located within the approximate centre of the site and the other near the western corner. Both low points had standing water at the time of site inspection. Both free water levels were measured to be approximately 3.8m RL. The western ponding zone appears to drain to an existing 300mm KCDC stormwater culvert that connects behind 2E Cedar Drive, as shown by the KCDC GIS. The location of the culvert inlet has not been confirmed onsite.

Soil conditions generally comprise of underlying dune sands. These conditions have been confirmed by way of excavated test pits outlined further with the geotechnical engineering report. Earthworks will be carried out on site to allow the construction of this development. The extent of earthworks are shown in Cuttriss Consultants drawing set 22930 SCH. It is not proposed to compact any sand fill or cut in the vicinity of where the soakage modules are proposed to be installed.

### 5. TESTING

15 test pits were excavated on site as part of investigations undertaken by ENGEO on 14 December 2021. The details of each test pit can be found within the geotechnical engineering report.

The water table was encountered at approximately 2m below ground level across the site with shallower water encountered near the two depressions identified above. For design purposes, the water table has been assumed to be located at 3.9m RL across the site.

One percolation test was carried out on site on 19 October 2021, located to the north-east of the central depression, at an RL of approximately 6.0m. Test sheets are in Appendix B.

Once earthworks has been carried out to the base level of where the soakage modules are to be located, further testing will be carried out to finalise the soakage rate and the overall size of the system.

## 6. TESTING PROCEDURE

The soakage testing procedure was a typical percolation test with the procedure following that outline in NZBC E1.

The test carried out recorded the soakage of the underlying sand material with the test hole being hand augered, lined with a PVC sleeve and tested for soakage out of the base for a duration of 4 hours.

We note that approximately 20mm of rain had fallen in the area the day before testing<sup>1</sup>.

## 7. RESULTS

The results are summarised below and appended to this report in a table and graphical format.

TEST ID.	PREDOMINANT SOIL	LOCATION	RAW SOAKAGE (mm/hr)	DESIGN SOAKAGE <sup>1</sup> (mm/hr)
A	sand	as shown on plans	313	78

The results confirm that typical low impact urban designs (e.g. soakpits or soak trenches) could be suitable for this site.

## 8. EXISTING SITE RUNOFF

The existing site (total area 18,994m<sup>2</sup>) comprises of compacted sand with grass cover, thickets of bush and scrub and some small buildings and driveways. This has been confirmed during site investigations and in reviewing the ENGEO geotechnical engineering report, provided as part of the resource consent.

---

<sup>1</sup> Design soakage has a factor of safety of 4 applied for this particular site for the design for the Q<sub>100</sub> event.



In determining the **existing site runoff**, to be considered in calculating hydraulic neutrality in accordance with policy 11.16 of the Kapiti Coast District Council Proposed District Plan the catchment delineation shown below in Table 1 has been used.

Table 1: Pre-development catchment characteristics

	Area (m <sup>2</sup> )	C
Catchment 01 - Dwellings	125	0.90
Catchment 02 - Trees Coverage	2540	0.25
Catchment 03 - Grass coverage	16905	0.30
Catchment 04 - Chip seal driveways	65	0.85
<b>Total</b>	<b>19635</b>	<b>0.30</b>

Table 1 outlines the pre-development catchments which has been developed from the topographic survey plan. Runoff coefficients have been determined from NZBC E1 Table 1.

Note that in the pre-development scenario, a proportion of the Kapiti Road berm flows into the site so the overall area is larger than the post development case.

A sub-catchment analysis has also been carried out to determine the pre-development inlet flow for the existing western culvert. This sub-catchment comprises the following:

Table 2: Existing culvert (behind 2E Cedar Drive) catchment characteristics

	Area (m <sup>2</sup> )	C
Dwellings	125	0.90
Trees Coverage	885	0.25
Grass coverage	5560	0.30
Chip seal driveways	65	0.85
<b>Total</b>	<b>6634</b>	<b>0.31</b>

Full catchment and stormwater calculations are in Appendix C.

As soakage is available at this site, the proposed primary stormwater system will comprise a soakage device. This means that the 100 year ARI storm is the only event that needs to be considered for design with greater storms flowing via a secondary overflow.

NZBC E1 Section 2.0 (Rational Method) has been used for the estimation of peaks flows generated by the pre and post development catchments. The following equation has been used:

$$Q_c = CIA_c/360$$

where

$Q_c$  = catchment run-off (m<sup>3</sup>/s).

$C$  = run-off coefficient (see Table 1).

$I$  = rainfall intensity (mm/hr).

$A_c$  = area (hectares) of catchment above the point being considered.

For the pre-development scenario, the following parameters were used:

$T_c = 30\text{min}$	
$I = 60.8\text{mm/hr}$	
$Q_c = 99.2\text{L/s}$	For the whole site
$Q_c = 34.7\text{L/s}$	For the existing western culvert

NZBC E1 Figure 1 was used to determine the time of concentration for the existing scenario.

Refer to Appendix C for full catchment calculations.

## 9. DEVELOPED COEFFICIENT/RAINFALL INTENSITY

NZBC E1 Table 1 has been used to determine the proposed development catchment characteristics. The Stapleton Elliot architectural plans have been used to determine catchment delineation and areas.

A rainfall intensity on a **60 minute duration** has been used to determine the size of the proposed soakage device. Note that the peak flow of the 60 minute duration storm is less than that of the 10 minute storm; however, the total volume of water is less. Therefore, the 60 minute storm has been selected as the design event in this case. The 10 minute storm will need to be used to check individual pipe capacities during detailed design due to the relatively short time of concentration that the proposed catchment will exhibit.

The proposed post-development catchment is outlined in Table 3 below:

Table 3: Post-development catchment delineation

	Area (m <sup>2</sup> )	C
Catchment 05 - Roofs	5254	0.90
Catchment 06 – Back yard concrete	1234	0.85
Catchment 07 – Back yard turf	1976	0.40
Catchment 08 – Terraces	645	0.85
Catchment 09 – Front yards	625	0.25
Catchment 10 – Roads and carparks	4266	0.85
Catchment 11 – Footpaths and waste	2052	0.85
Catchment 12 – Balance (gardens)	2942	0.25
<b>Total</b>	<b>18994</b>	<b>0.70</b>

For the post-development scenario, the following parameters were used:

$T_c = 60\text{min}$	
$I = 41.6\text{mm/hr}$	
$Q_c = 154.6\text{L/s}$	For the whole site



## 10. CONCEPTUAL DESIGN APPROACH

At the time of preparing this report, the development layout was known with plans provided to Cuttriss Consultants Ltd by Design Group Stapleton Elliot Architects.

A rainfall event has been considered for the post-development runoff using the rational formula and reference to E1 Surface Water.

We have not considered any direct connection into the existing stormwater infrastructure adjacent to the site. However, we have noted that up to 34.7L/s in the 100 year storm could be discharged into the existing western culvert (behind 2E Cedar Drive) in the post-development scenario. Any water entering this pipe must be stormwater neutral in the post-development scenario. Otherwise, this pipe inlet will be capped within the boundary and abandoned.

The required soak pit volume and surface area has been determined using the calculation methodology outlined in NZBC E1 Section 9 has been used with the following exceptions:

- ARI 100 storm has been used as the primary system is a soakpit
- The design soakage rate has a factor of safety of 4 applied.

A 60 minute storm duration has been used to calculate the volume of water entering the soak pit in accordance with NZBC E1. Note that peak flows will be higher in the 10 minute event but the overall volume is less compared to the 60 minute event.

The proposed soakpit consists of the following elements:

- Pre-formed plastic soakage modules with void ratio of ~95%
- Volume = 510m<sup>3</sup>
- Dimensions = 23.6m x 26.5m x 0.86m
- Min. depth to invert = 1.46m

A pit and pipe system has been used to convey runoff from the proposed rooves, gardens, roads and footpaths to the soak pit. The entire proposed development will flow into the soakpit with no secondary overflow leaving the site up to the 100 year design storm.

Dimensions of the soak pit may change depending on the selected product.

## 11. OVERLAND FLOW PATHS

This report has also considered how overland flow paths will be provided within the development. The soak pit is the primary stormwater management system and is designed for up to the 1% AEP storm. However, larger events will result in overland flow leaving the site. Secondary overflow will leave the site via surcharging at the downstream road catch pits and will flow into the Halsey Grove ponding zone. Halsey Grove is a known ponding zone in the 1% AEP storm which is shown in Figure 1 below. However, this will be made no worse in the 1% AEP event. In larger events, local flooding will be prevalent in any case.

Secondary flow from flooding within Kapiti Road is not anticipated. The KCDC flood hazard GIS shows that there are ponding zones on Kapiti Road south of the site but these are not expected to overtop the kerb and channel and enter the site.



Figure 1: KCDC Flood Hazards GIS

There are two ponding zones within the site as shown in Figure 1. These areas will be infilled as part of the development.

## 12. FLOOD HAZARDS

As described elsewhere in this report, the proposed development will result in the two ponding locations being filled in and raised to suit required ground levels for construction. Currently, the two ponding areas capture runoff from within the site only. Filling the two ponding areas will not increase the flood hazard beyond or within the site because all of the post-development runoff will be contained within the site boundaries and directed into the proposed stormwater soakage device.

Filling works are also proposed along the north-west boundary, including the existing ponding area, in order to raise the area for construction. The existing 300mm culvert located behind 2E Cedar Drive appears to drain this low point in times of inundation. It does not appear to capture runoff from the adjoining properties to the west, which are elevated with minor retaining along the boundary.



## 13. MAINTENANCE

As with any stormwater control measures ongoing monitoring and maintenance will be required of any new onsite soakage system installed on site. It is recommended that once the final design is confirmed that information be sought from the soakage system supplier in terms of their recommended maintenance for such a proprietary unit. Note that as outlined above, the proposed soakage system will comprise of pre-formed plastic units, not the traditional rock filled pits.

Accessing the proposed soakage modules is different across the various manufacturers but all manufacturers do have maintenance procedures in place for their systems.

The stormwater system will not be vested with KCDC and maintenance requirements should be detailed in a maintenance manual and a copy provided to the Residents Society for on-going maintenance.

With the location of the soakage modules being in the park there are suitable locations to install access chambers, connecting any pipes (such as linear access pipes) within the soakage module system, for maintenance or flushing.

## 14. CONCLUSION

This report has been prepared to demonstrate conceptual design proposal for stormwater disposal from the proposed development.

The primary stormwater disposal system will comprise a proprietary plastic module soak pit with the following dimensions:

- Pre-formed plastic soakage modules with void ratio of ~95%
- Volume = 510m<sup>3</sup>
- Dimensions = 23.6m x 26.5m x 0.86m
- Min. depth to invert = 1.46m

Careful consideration will need to be made to finished road levels and sump locations at the detailed design stage to allow runoff into the modular systems.

Secondary overflow for the development can be accommodated within the road carriageway in storms exceeding the 1 in 100 year event.

Prepared by:

Chris Barber  
Civil Engineer

**CUTTRISS CONSULTANTS LTD**



Approved for release by:

Neil Johnstone  
Chartered Professional Engineer  
**CUTTRISS CONSULTANTS LTD**



## APPENDIX A

### Photos of General Site





Photo 1: Connection to Halsey Grove.



Photo 2: Looking north along north-east boundary.





Photo 3: Looking south along south-east boundary.



Photo 4: Looking north along north-east boundary.





Photo 5: looking north along south-east boundary at high point.



Photo 6: General impression of the undulating dune terrain.





Photo 7: Looking from the high point towards the airport. Existing dwellings visible.



Photo 8: Likely location of existing western culvert. Not sighted due to dense vegetation.





Photo 9: Looking west along north-west boundary.

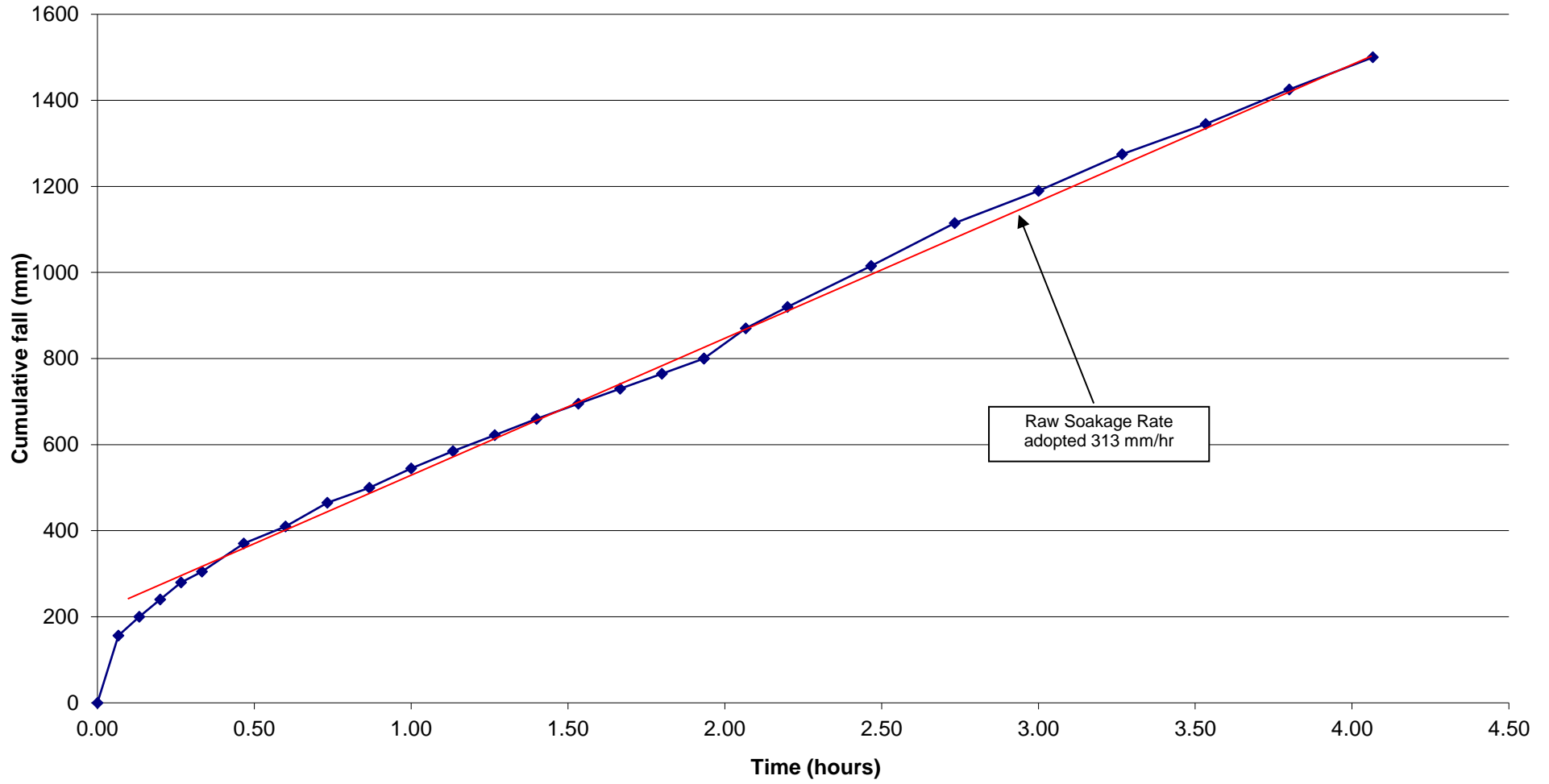
## APPENDIX B

### Percolation Test Results





Graph - Cumulative fall (mm) vs time (hr) @ Location A

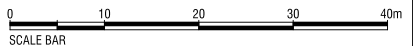






REVISION DETAILS	NAME	DATE

- NOTES:
- THIS PLAN DEFINES THE TOPOGRAPHICAL NATURE & FEATURES OF THE SITE & SHOULD NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
  - COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC DATUM 2000, WANGANUI CIRCUIT.
  - LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: F2JT - LP SO 514718, SOURCED FROM LINZ ELLIPSOIDAL HEIGHT CONVERSION, OCTOBER 2021.
  - SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.
  - CONTOUR INTERVALS: 0.5m.
  - SURVEYED BY: FINLEY DELLER, FINN LANDACRE AND BEN NEGUS, 15 OCTOBER 2021.
  - INSTRUMENT USED: TRIMBLE GPS RTK RB, TRIMBLE GPS RTK R10 & TRIMBLE S7.
  - GROUND LEVELS SHOWN ON THIS PLAN ARE EXISTING GROUND LEVELS AT THE TIME OF SURVEY. BOUNDARY LEVELS FOR DETERMINATION OF CRITICAL RECEPTION PLANES MUST BE CONFIRMED PRIOR TO ANY APPLICATION FOR BUILDING CONSENT.
  - BOUNDARY INFORMATION HAS BEEN DETERMINED BY SURVEY CALCULATION METHODS AND HAS NOT BEEN VERIFIED ON SITE.
  - ALL ELECTRONIC CAD DATA MUST BE READ IN CONJUNCTION WITH THESE NOTES.



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CLIENT  
**GRESHAM TRUST**

PROJECT  
**TOPOGRAPHICAL SURVEY  
 240 KAPITI ROAD**

**TOPOGRAPHICAL PLAN**

SCALE  
**A1 - 1:400**      REDUCED SCALE  
**A3 - 1:800**

FIELDWORK	NAME	DATE	DRAWING NUMBER
DESIGNED	FD	10/21	<b>22930 TPO</b>
DRAWN	-	-	SHEET <b>1</b> OF <b>1</b> SHEETS
CHECKED	CK	11/21	REVISION -
	SMT	11/21	

**LEGEND**

	FENCE
	GATE
	BOUNDARY
	TOP OF BANK
	BOTTOM OF BANK
	TOP OF WALL
	BOTTOM OF WALL
	CHANGE IN GRADE
	SEWER MANHOLE (SURVEYED)
	SEWER LINE (RECORDS)
	STORMWATER MANHOLE (SURVEYED)
	STORMWATER LINE (RECORDS)
	SUMP
	WATER LINE (RECORDS)
	WATERCOURSE (SURVEYED)
	TOBY
	FIRE HYDRANT
	WATER VALVE
	POWER POLE
	STREET LIGHT
	ELECTRICITY LINE (RECORDS)
	OVERHEAD LINE
	GAS LINE (RECORDS)
	TELECOMMUNICATIONS LINE (RECORDS)
61.50f	LEVEL AT BASE OF FENCE
61.50w	LEVEL ON TOP OF WALL
61.50bw	LEVEL ON BOTTOM OF WALL
61.50k	LEVEL ON TOP OF KERB
61.50c	LEVEL ON LIP OF ROAD CHANNEL
61.50	GROUND LEVEL
LL	LID LEVEL
USIL	UPSTREAM INVERT LEVEL
DSIL	DOWNSTREAM INVERT LEVEL
	EXISTING CONTOURS

**ISSUED**

## APPENDIX C

### Stormwater Calculations



**Proposed Development Catchment Calculations**

**Hydrology - Rational Method**

Assumptions:

1. Catchments as per scheme plan
2. Stormwater neutrality required
3. The in-situ soil on the site is typically dune sand
4. Small strip of Kapiti Road reserve flows into site in existing scenario
5. Runoff coefficients from NZBC E1 Table 1
6. Soakage is the preferred disposal methodology

**Rainfall Data**

**NORMALISED RAINFALL DEPTHS**  
**240 Kapiti Road**

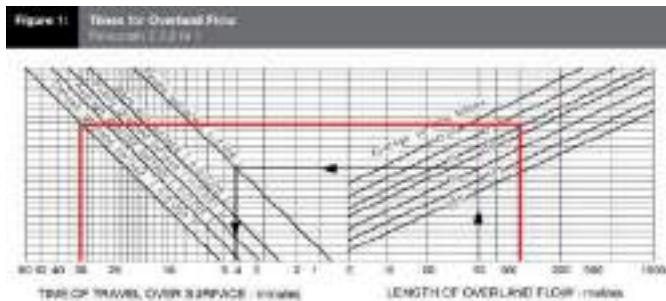
Event	Rainfall Depth (mm/24hrs)
2	78
5	96
10	108
20	126
50	145
100	160

Duration	Normalised Rainfall Depth	2Yr Rainfall Depth	2Yr Rainfall Intensity	5Yr Rainfall Depth	5Yr Rainfall Intensity	10Yr Rainfall Depth	10 Yr Rainfall Intensity	20 Yr Rainfall Depth	20 Yr Rainfall Intensity
10	0.11	9	51.5	11	63.4	12	71.3	14	83.2
30	0.19	15	29.6	18	36.5	21	41.0	24	47.9
60	0.26	20	20.3	25	25.0	28	28.1	33	32.8
120	0.35	27	13.7	34	16.8	38	18.9	44	22.1
180	0.46	36	12.0	44	14.7	50	16.6	58	19.3
360	0.60	47	7.8	58	9.6	65	10.8	76	12.6
720	0.81	63	5.3	78	6.5	87	7.3	102	8.5
1440	1	78	3.3	96	4.0	108	4.5	126	5.3

Duration	Normalised Rainfall Depth	50Yr Rainfall Depth	50 Yr Rainfall Intensity	100Yr Rainfall Depth	100Yr Rainfall Intensity
10	0.11	16	95.7	17.6	105.6
30	0.19	28	55.1	30.4	60.8
60	0.26	38	37.7	41.6	41.6
120	0.35	51	25.4	56.0	28.0
180	0.43	67	22.2	73.6	24.5
360	0.60	87	14.5	96.0	16.0
720	0.81	117	9.8	129.6	10.8
1440	1	145	6.0	160.0	6.7

**Existing Scenario**

Tc = 30 min Refer Figure 1 below  
 Storm duration (D) = 30 min  
 Return Period = 100 years  
 Rainfall intensity from above table = 60.8 mm/hr



**Proposed Scenario**

Tc =	60 min
Storm duration (D) =	60 min
Return Period =	100 years
Rainfall intensity from RSWS Appendix 2 =	41.6 mm/hr

**Site Data**

**Pre Development**

	Area (m2)	C	Peak flow (L/s)
Catchment 01 - Dwellings	125	0.90	1.90
Catchment 02 - Trees Coverage	2540	0.25	10.72
Catchment 03 - Grass coverage	16905	0.30	85.65
Catchment 04 - Chip seal driveways	65	0.85	0.93
<b>Total</b>	<b>19635</b>	<b>0.30</b>	<b>99.21 L/s</b>

- Some Kapiti Road berm currently flows into the site so pre and post development site areas are different.

Existing western culvert flow 6634 0.31 34.74 L/s

**Post Development**

	Area (m2)	Area (Ha)	C	Peak flow (L/s)
Catchment 05 - Roofs	5254	0.5254	0.90	54.64
Catchment 06 - Back yard concrete	1234	0.1234	0.85	12.12
Catchment 07 - Back yard turf	1976	0.1976	0.40	9.13
Catchment 08 - Terraces	645	0.0645	0.85	6.34
Catchment 09 - Front yards	625	0.0625	0.25	1.81
Catchment 10 - Roads and carparks	4266	0.4266	0.85	41.90
Catchment 11 - Footpaths and waste	2052	0.2052	0.85	20.16
Catchment 12 - Balance (gradens)	2942	0.2942	0.25	8.50
<b>Total</b>	<b>18994.00 m2</b>		<b>0.70</b>	<b>154.6 L/s</b>



## INDICATIVE SOAKPIT DESIGN FOR STORMWATER RUNOFF DISPOSAL

### DESIGN TO E1/VM1 (NZ BUILDING CODE) FOR STORMWATER INTO SOAKPIT (MODULE)

#### Estimated Dimensions of Soakpit

$$\begin{aligned} \text{Width} &= 59 \text{ cells} & \text{Length} &= 37 \text{ cells} \\ &= 23.6 \text{ m} & &= 26.5 \text{ m} \\ \\ A_{\text{sp}} &= 624.3 \text{ m}^2 & & \text{(area of base of soakpit)} \end{aligned}$$

#### Estimated Catchment Area

$$S_r = 78 \text{ mm/hr} \quad \text{(factor of safety of 4 applied to raw soakage)}$$

$$\begin{aligned} C &= 0.70 & \text{Weighted runoff coefficient} \\ I &= 41.6 & \text{mm/hr for the 60min, 100 year storm} \\ A &= 18994 & \text{m}^2 \\ &= 1.8994 & \text{Ha} \\ Q_{100} &= 0.154 & \text{m}^3/\text{s} \\ \text{Duration} &= 60 & \text{min} \\ R_c &= 553.11 & \text{m}^3 \end{aligned}$$

$$V_{\text{soak}} = A_{\text{sp}} \times S_r / 1000 = 48.85 \text{ m}^3/\text{hr} \quad \text{(base soakage)}$$

$$V_{\text{stor}} = R_c - V_{\text{soak}} = 504.25 \text{ m}^3 \quad \text{(design storage)}$$

#### Dimensions of Chambers

$$V_{\text{cells}} = 530.79 \text{ m}^3 \quad \text{(based on void ratio of 0.95)}$$

$$D_{\text{cells}} = V_{\text{cells}} / A_{\text{sp}} = 0.85 \text{ m} \quad \text{(min. required cell depth)}$$

$$\begin{aligned} \text{Select cell depth} &= \text{Double} & \text{Select cell depth} \\ &= 0.86 \text{ m} & \text{(actual cell depth)} \end{aligned}$$

Cell depth acceptable

$$\text{Trafficable?} = \text{Yes}$$

$$\text{Min cover} = 0.60 \text{ m}$$

#### Indicative Soakpit Dimensions

$$\begin{aligned} W &= 23.6 \text{ m} \\ L &= 26.5 \text{ m} \\ \text{cavation depth (min)} &= 1.46 \text{ m} & \text{(provided that sands/ gravels are encountered)} \\ \text{Storage volume} &= 510 \text{ m}^3 & \text{Assuming 95\% voids} \end{aligned}$$



# **Appendix 9**

## **District Plan Rules and Standards**

### **Assessment**



## District Plan Standards

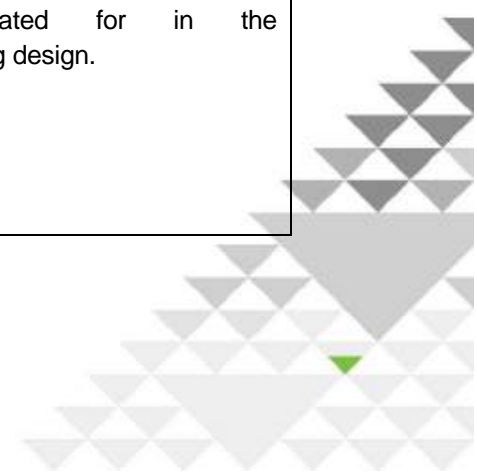
The table below provides an assessment of the proposal against the relevant District Plan standards:

District Plan Rule No.	District Plan Standard	Compliance
<b>INF – Infrastructure Permitted Activity Standards</b>		
INF-MENU-R27 All permitted activities in all zones, including network utilities.	1. Development must be undertaken in accordance with the Council's Subdivision and Development Principles and Requirements, 2012.	Complies  The proposal will be undertaken in accordance with the Council's SDPR 2012.
INF-MENU-R28 Any new and relocated residential buildings on land where potable public water supply is available.	1. All new or relocated residential buildings where potable public water supply is available to a residential building must be fitted with one of the following: a. rainwater storage tanks with a minimum capacity of 10,000 litres for the supply of non-potable water for outdoor uses and indoor toilets; or b. rainwater storage tanks with a minimum capacity of 4,000 litres for the supply of non-potable water for outdoor areas and indoor toilets, and a greywater re-use system for outdoor irrigation. The greywater re-use system shall re-use all water from bathrooms (excluding toilets) and laundry washing machines.	<b>Does Not Comply</b>  The proposed residential units will not be fitted with any rainwater storage tank or greywater re-use system. This is not a practical requirement for medium density developments of this scale.
<b>INF – Infrastructure Restricted Discretionary Activity Standards</b>		
INF-MENU-R35 Any new and relocated residential building, that does not comply with any one or more of the permitted activity standards under INF-MENU-R28.	1. An assessment that demonstrates the system proposed will permanently reduce water demand associated with the household unit(s) by at least 30% from Household 2007 summer average water use.	Complies  Refer to Section 4.2 of this application for an assessment.
	2. The provision of a non-potable supply for all outdoor uses associated with the household unit, including garden irrigation.	<b>Does Not Comply</b>  The proposed development does not make provision of a non-potable water supply.
	3. Provision must be made to ensure that no outdoor taps can be connected to the potable public water supply.	<b>Does Not Comply</b>  The proposed development does not make provision of a non-potable water supply.

TR – Transport Permitted Activity Standards		
TR-R2 Vehicle movements.	2. In all other zones, any activity must not generate more than 100 vpd.	<b>Does Not Comply</b> Given the proposal is for 139 dwellings, it is expected to generate more than 100vpd
TR-R3 Site access and loading for vehicles.	1. Access - every site must provide vehicular access over land or by mutual right of way or service lane for parking and/or loading and shall be in accordance with TR-Diagram - 2.	Complies Vehicular access will be via Halsey Grove, with access to individual units and parking within the development achieved via private right of way.
	2. Access - all vehicle accesses must be designed, constructed and maintained to ensure that: a. they are able to be used in all weather conditions; b. they have no adverse impact on the roadside drainage system; and c. surface water and detritus (including gravel and silt) does not migrate onto the highway pavement.	Complies The proposed access road will be formed and sealed with appropriate drainage systems to avoid the collection of surface water and detritus.
	3. Access - all accesses must meet the following: a. be a minimum of 3.5 metres wide, except for as set out in TR-Table 1. Minimum unobstructed height above the access: 2.8 metres b. be a maximum of 9 metres wide.	Complies The initial section of the right of way connection to Halsey Grove is 8m wide, whilst the balance of right of way within the site have been designed to a 5.8m width.
	7. Access spacing - Where a site is located near an intersection having volumes less than 1,000 vehicles in any peak hour; the minimum distance between the crossing point and the roadway edge or kerb line must be: a. 9 metres measured from the intersecting point of the kerb lines or road edge lines or 4.5 metres from the tangent point of the kerb lines or road edge whichever is greater	Complies Vehicle access to the site, which extends off the end of the established Halsey Grove cul-de-sac, is located approximately 35m from the adjacent intersection of Regent Drive.
	8. Access spacing for major traffic activities - no crossing point must be located closer to any intersection than the distance specified in TR-Table 2 - Access Distance Dimensions. Distances are measured in metres (m) to the intersecting kerb line. Local Community Connector Routes & Neighbourhood Access (NA) Routes –	Complies The site access is located approximately 35m from the nearest intersection of Halsey Grove / Regent Drive.



	<p>Distance from Local CC and NA Routes: 15m.</p>	
	<p>9. Access spacing sight distances - the required minimum sight distance between the access and the road must be in accordance with TR-Diagram - 3 and TR-Table 3 - Sight Distance Dimensions) (where m = metres)</p>	<p><b>Does Not Comply</b></p> <p>Sight distances for vehicles exiting the site extend along the full length of Halsey Grove to its intersection with Regent Drive (approximately 35m). Whilst this is less than the required 50m for access onto 50kph local roads, the site access will form a continuation of the current Halsey Grove carriageway, with vehicles egressing the site afforded ample sight distance to the adjoining Regent Drive intersection.</p>
	<p>12. Manoeuvring -</p> <p>a. Private residential access - unless the driveway accesses directly from a Neighbourhood Access Route, sufficient manoeuvring space must be provided on-site to ensure no reversing onto the road is necessary. Note: for clarification see the Transport Network Hierarchy.</p> <p>b. Commercial properties – must ensure that all buildings and parking areas are designed so that sufficient manoeuvring space is provided on-site to ensure no reversing onto the road is necessary.</p>	<p>Complies</p> <p>Sufficient manoeuvring space is provided within the site's access road to enable vehicles to turn on-site, removing the need for any reverse manoeuvres to/from Halsey Grove.</p>
	<p>15. Landscaping - all landscaping adjoining the road boundary of subject sites, must be designed and maintained so that visibility to and from the crossing point complies at all times with the minimum standards sight distances set out in TR-Table 3 Sight Distance Dimensions.</p>	<p>Complies</p> <p>Landscaping will be arranged and maintained to avoid obstructing visibility at crossing points on Halsey Grove.</p>
<p>TR-R4 Design and layout of vehicle parking for all activities.</p>	<p>1. All parking must be formed, marked out and maintained for use in all weathers.</p> <p>2. Surface water originating from the parking area must be managed without adversely impacting other properties either upstream of downstream of the development subject site.</p> <p>3. Vehicles using the parking area must only use the formed vehicle access point (crossing point) to enter and exit the vehicle parking areas.</p>	<p>Complies</p> <p>Parking spaces will be formed to an all-weather sealed surface, with access to/from the Site's parking areas provided via the Halsey Grove connection only. Surface water will be adequately accommodated for in the engineering design.</p>

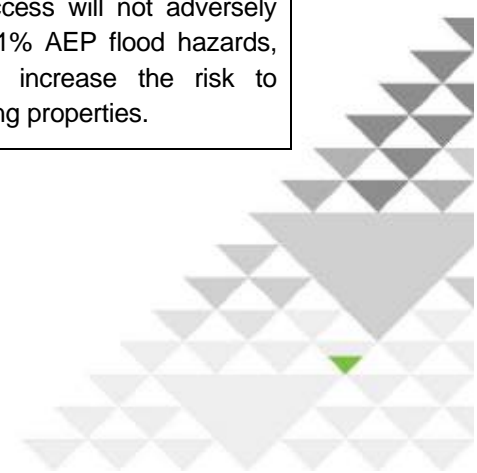


TR – Transport Controlled Activity Standards		
TR-R9 New roads including where they are to serve a subdivision (including boundary adjustments).	1. All roads in the Centres Zones must have foot paths on both sides of the road carriageway.	<b>Does Not Comply</b> Provision for cyclists is provided for within the right of way carriageway, noting these laneways have been designed as a slow speed environment where vehicles and cyclists can safely coexist. In addition, the proposal plans include footpaths on either side of the right of way carriageways, along with dedicated pedestrian connections that link through the site and with the adjacent public road network on Halsey Grove and Kapiti Road.
	2. Cycle paths must be provided either as on-street cycle lanes, off-street shared paths or off-street dedicated cycle paths.	
TR – Transport Restricted Discretionary Activity Standards		
TR-R10 Vehicle movements that do not meet the permitted activity standards under TR-R2 (therefore deemed a major traffic activity(ies)).	1. Any activity in Precinct B or Precinct C shall not generate more than 200 vehicle movements in any hour.	Not Applicable The subject site is not located within Precinct B or C.
	2. A Transport Assessment and a Travel Plan must be prepared by a suitably qualified person and submitted to Council with the application for resource consent.	<b>Does Not Comply</b> While a specific Travel Plan has not been prepared for the proposed development, a traffic assessment has been prepared by a suitable qualified person and is attached at Appendix 13.
TR-PARKING – Parking Permitted Activity Standards		
TR-PARK-R19 Residential activities including: a. Habitable buildings; b. Multi-unit residential;	1. A minimum of 2 carparks (including garages or carports) per residential unit (as measured by the residential unit measurement criteria)	<b>Does Not Comply</b> The proposed development provides one car park per unit.
NH – Natural Hazards Permitted Activity Standards		
NH-FLOOD-R3 New or relocated buildings (excluding minor buildings) in ponding, residual ponding and shallow surface flow areas.	1. The building floor level of any new or relocated building (excluding minor buildings) in the ponding, shallow surface flow or residual ponding area shall be constructed above the 1% AEP flood event level.	Complies All dwellings will have a finished floor level above the 1% AEP flood event level.



<p>NH-FLOOD-R4</p> <p>Earthworks except where associated with the matters listed below:</p>	<p>2. In ponding areas (excluding residual ponding areas) and shallow surface flow areas, earthworks:</p> <p>a. shall not involve the disturbance of more than 20m<sup>3</sup> (volume) of land in any 10 year period; and</p> <p>b. shall not alter the original ground level by more than 1.0 metre, measured vertically.</p>	<p><b>Does Not Comply</b></p> <p>It is proposed to undertake 23,940m<sup>3</sup>, however will not all be undertaken with a ponding area.</p>
<p><b>DW-SUB – District Wide Subdivision Controlled Activity Standards</b></p>		
<p>SUB-DW-R1</p> <p>Subdivision to create an allotment for network utility purposes (including allotments required for renewable electricity generation activities).</p>	<p>1. There shall be no minimum area requirements for allotments for network utility purposes of network utility providers.</p>	<p>Complies</p> <p>Proposed Lot 501 is to be used for a network utility, being a power transformer and will be vested in Council.</p>
	<p>2. Each allotment must have inalienable legal and physical access to a legal road</p>	<p>Complies</p> <p>Proposed Lot 500 has legal and physical access from Kāpiti Road.</p>
<p><b>DW-SUB – District Wide Subdivision Restricted Discretionary Activity Standards</b></p>		
<p>SUB-DW-R5</p> <p>Subdivision of land creating new allotments in the Residential Zones and working zones that complies with all restricted discretionary activity standards under rules SUB-RES-R27, SUB-RES-R28</p>	<p><i>Hydraulic neutrality</i></p> <p>1. Stormwater systems must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 50%, 20%, 10% and 1% Annual Exceedance Probability flood events.</p>	<p>Complies</p> <p>Refer to the Stormwater Disposal Design Report attached at Appendix 8.</p>
	<p>2. Existing waterways and stormwater detention areas must be retained, and be enhanced with plantings to create attractive features.</p>	<p>Complies</p> <p>There are no existing waterways or stormwater detention areas.</p>
	<p><i>Underground Services</i></p> <p>3. Where any subdivision of land involves the construction of a new road or the extension of an existing road all electric, gas and telecommunication services to the land</p>	<p>Complies</p> <p>All services will be provided underground. Refer to Sheets 17 to 25 of the scheme plans attached at Appendix 5.</p>

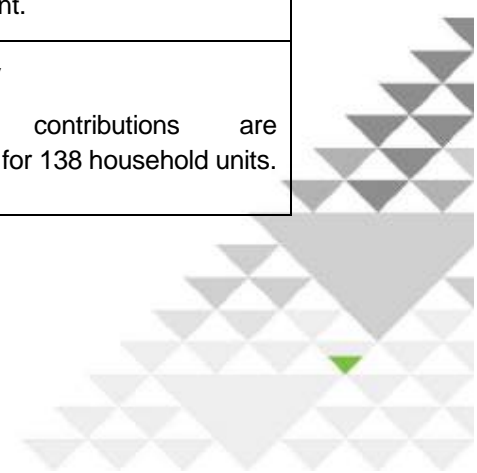
	<p>in the subdivision shall be reticulated underground.</p>	
	<p><i>Water Supply</i></p> <p>4. All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served with a Council reticulated water supply, must be provided with a connection to the Council reticulated water supply laid to the boundary of the allotment.</p>	<p>Complies</p> <p>The proposed development will be connected to Council's reticulated water supply within Halsey Grove. Refer to Sheets 22 and 23 of the plan set attached at Appendix 5.</p>
	<p><i>Effluent Disposal</i></p> <p>5. All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served by the public wastewater reticulation and treatment system must be provided with a piped sewage outfall for disposing of sanitary sewage to a reticulated system, laid to the boundary of each allotment.</p>	<p>Complies</p> <p>The proposed development will be connected to Council's reticulated wastewater disposal within Halsey Grove. Refer to Sheets 18 and 19 of the plan set attached at Appendix 5.</p>
	<p><i>Telecommunication and electricity supply</i></p> <p>6. Provision must be made to the boundary of each proposed allotment for a connection to a telecommunication network and energy supply network.</p>	<p>Complies</p> <p>Telecommunication and electricity connections will be made to each residential allotment (proposed Lots 1 to 139).</p>
<p>SUB-DW-R7</p> <p>Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas.</p>	<p>1. Each allotment shall have a building area located outside any river or stream corridor, overflow path or residual overflow path.</p>	<p>Complies</p> <p>The subject site does not contain, nor is it within proximity to, a river or stream corridor, overflow path or residual overflow path.</p>
	<p>2. Each building area shall be located above the estimated 1% AEP flood event level.</p>	<p>Complies</p> <p>All dwellings will have a finished floor level above the 1% AEP flood event level.</p>
	<p>3. Formed vehicle access does not adversely affect the 1% AEP flood hazard risk on other properties in the same flood catchment.</p>	<p>Complies</p> <p>Formed access will not adversely affect the 1% AEP flood hazards, nor will it increase the risk to neighbouring properties.</p>



	4. Compliance with all other relevant subdivision rules and standards in other chapters.	<b>Does Not Comply</b> Refer to assessment of other relevant chapters.
SUB-DW-R9 Subdivision (excluding boundary adjustments or subdivision of land where no additional allotments are created) of land with peat or sand soils.	1. Geotechnical information must be provided by a suitably qualified and experienced person (to building consent level) on liquefaction risk.	Complies A geotechnical assessment has been undertaken by RDCL and a copy of their report is attached to Appendix 14.
	2. Proposed building areas with a minimum dimension of 20 metres must be identified for each allotment.	<b>Does Not Comply</b> None of the proposed residential allotments can accommodate a 20m diameter circle. It is considered that this requirement will be challenging for any medium density development.
<b>SUB-RES – Residential Zone Subdivision Controlled Activity Standards</b>		
SUB-RES-R26 Except as provided for under Rule SUB-RES-R25, subdivision of land within the General Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding Ōtaki Beach), excluding land within any precinct listed in UFD-P13.	<i>Parent allotment area</i> 3. The land to be subdivided shall be less than 3,000m <sup>2</sup> in area. <b>Note:</b> Subdivision of land greater than 3,000m <sup>2</sup> is provided for under SUB-RES-R27.	As the site is over 3,000m <sup>2</sup> is it appropriately assessed under SUB-RES-R27 below.
<b>SUB-RES – Residential Zone Subdivision Restricted Discretionary Activity Standards</b>		
SUB-RES-R27 Any subdivision of land (excluding land within a Focused Infill Precinct) which is not a controlled activity under SUB-RES-R25 or SUB-RES-R26.	1. Each allotment must have legal and physical access to a legal road.	Complies Each allotment will have legal and physical access via a right of way to Halsey Grove.
	<i>Minimum and average allotment sizes</i> 2. Each allotment must meet the following minimum requirements: k. for all other land in the General Residential Zone where the land to be subdivided is greater than 3,000m <sup>2</sup> in size:	<b>Does Not Comply</b> None of the proposed residential allotments achieve the minimum 550m <sup>2</sup> with the proposed residential allotments ranging between 58m <sup>2</sup> and 207m <sup>2</sup> .



	<p>i. at least 50% of all front allotments in the subdivision shall have a minimum allotment area of 550m<sup>2</sup> and at least 25% of all front allotments in the subdivision shall have a minimum allotment area of 700m<sup>2</sup>; and</p> <p>ii. at least 50% of all rear allotments in the subdivision shall have a minimum allotment area of 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 800m<sup>2</sup> (exclusive of access);</p>	
	<p><i>Shape factor</i></p> <p>3. Each allotment must be capable of accommodating an 18 metre diameter circle.</p>	<p><b>Does Not Comply</b></p> <p>None of the allotments achieve an 18m diameter.</p>
	<p>4. Where a rear allotment is created, the shape factor circle for the front allotment(s) may extend over the access leg for the rear allotment by up to 3 metres.</p>	<p><b>Does Not Comply</b></p> <p>There are 120 rear allotments, and none of these achieve an 18m diameter circle when considering the right of way.</p>
	<p><i>Wastewater disposal – non-sewered allotments</i></p> <p>5. Any subdivision occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic wastewater disposal is suitable for each allotment in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management.”</p>	<p>Not Applicable</p> <p>The subject site is connected to Council’s reticulated sewer network.</p>
	<p><i>Block length</i></p> <p>7. The maximum block length for any subdivision subject to standard 2.j. of SUB-RES-R27 shall be 100 metres.</p>	<p><b>Does Not Comply</b></p> <p>The subject site has an interrupted southern boundary of 130m along Kapiti Road.</p>
	<p><i>Esplanades</i></p> <p>8. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</p>	<p>Not Applicable</p> <p>No esplanade reserves or strips are required as part of this development.</p>
	<p><i>Financial contributions</i></p> <p>9. Compliance with FC-Table 1.</p>	<p>Will comply</p> <p>Financial contributions are anticipated for 138 household units.</p>

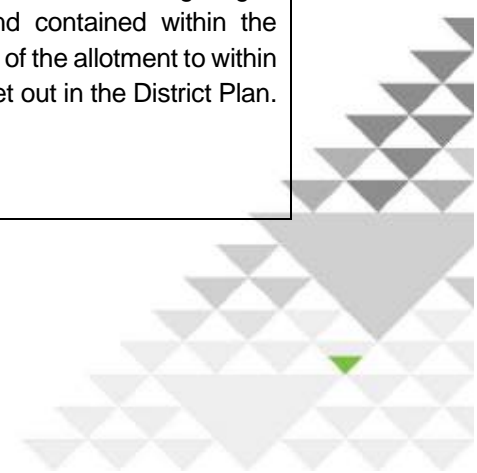


EW – Earthworks Permitted Activity Standards		
<p>EW-R2</p> <p>Earthworks, excluding those listed in EW-R3, in all areas except areas subject to flood hazards, outstanding natural features and landscapes, ecological sites, geological features, areas of outstanding natural character, areas of high natural character.</p>	<p>1. Earthworks must not be undertaken:</p> <p>a. on slopes of more than 28 degrees; or</p> <p>b. within 20 metres of a waterbody, including wetlands and coastal water.</p>	<p>Complies</p> <p>The proposed earthworks will not be undertaken on a slope of more than 28 degrees or within 20m of a waterbody.</p>
	<p>2. In all other areas except as provided for in Standard 3, earthworks must not:</p> <p>a. disturb more than 50m<sup>3</sup> (volume) of land per subject site in residential zones, working zones, natural open space zones and open space zones (excluding the Private Recreation and Leisure Precinct) within a 5 year period; and</p> <p>c. alter the original ground level by more than 1 metre, measured vertically.</p>	<p><b>Does Not Comply</b></p> <p>It is proposed to undertake a total volume of 23,940m<sup>2</sup> and to a maximum depth of 4.4m of cut and 3.1m height of fill.</p>
	<p>5. Any earthworks must ensure that:</p> <p>a. Surface runoff from the site is isolated from other sites and existing infrastructure; and</p> <p>b. The potential for silt and sediment to enter the stormwater system or waterbodies in surface runoff from the site, is minimised; and</p> <p>c. Erosion and sediment control measures are installed and maintained for the duration of the construction period, where necessary.</p>	<p>Complies</p> <p>Appropriate sediment controls will be implemented. Refer to the Construction Environmental Management Plan attached at Appendix 10.</p>
	<p>6. Accidental Discovery Protocol (Schedule 10.2 to be followed for any accidental discovery of a waahi tapu or other cultural site.</p> <p>a. Accidental Discovery Protocol – should a waahi tapu of other cultural site be unearthed during Earthworks the contractor and/or owner must:-</p> <p>i. cease operations;</p> <p>ii. inform local iwi;</p> <p>iii. inform Heritage New Zealand and apply for the appropriate authority if required;</p> <p>iv. take appropriate action, after discussion with Heritage New Zealand, Council and Iwi to remedy damage and/or restore the site.</p>	<p>Complies</p> <p>It is anticipated that this will be provided as an advice note on the consent and adhered to during the works.</p>
FC – Financial Contributions Permitted Activity Standards		
<p>FC-R3</p>	<p>1. A financial contribution to the equivalent of one RUE shall be payable per each new</p>	<p>Will comply</p>

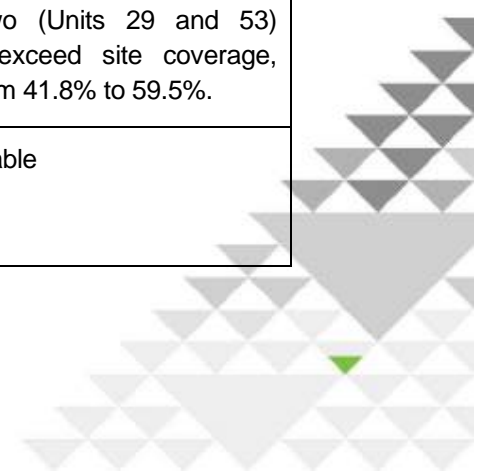
Creation of a new residential unit(s) (excluding visitor accommodation which is not temporary residential rental accommodation).	residential unit as set out in FC-Table 1 and shall take into account any credits provided in FC-Table 1.	Financial contributions are anticipated for 138 household units.
	<p>2. The financial contribution shall be payable:</p> <p>a. as a condition of consent for any land use resource consent; and</p> <p>b. prior to the commencement of construction for any permitted activity land use.</p>	<p>Will comply</p> <p>It is anticipated that a condition of consent will be imposed on the development.</p>
FC-R4 Subdivision of land that results in the creation of an additional allotment(s)	1. A financial contribution to the equivalent of one RUE shall be payable per each new additional Record of Title (allotment) as set out in FC-Table 1 and shall take into account any credits provided in FC-Table 1.	<p>Will comply</p> <p>It is anticipated that a condition of consent will be imposed on the development.</p>
	<p>2. The financial contribution shall be imposed as a condition of consent of any subdivision consent and:</p> <p>a. where money is to be taken, shall be payable prior to the issue of a certificate under Section 224 of the RMA.</p> <p>b. where land is to be taken, shall be vested on deposit of the survey plan.</p>	<p>Will comply</p> <p>It is anticipated that a condition of consent will be imposed on the development.</p>
<b>NOISE – Noise Permitted Activity Standards</b>		
NOISE-R14 Noise sensitive activities.	<p>1. Any new or altered habitable room within a building that houses any noise sensitive activity on a site within any of the following:</p> <p>a. the area between the air noise boundary and the outer control boundary of the Kāpiti Coast Airport;</p> <p>must be protected from noise arising from outside the building by ensuring the external sound insulation level of the room achieves a performance standard of not less than <math>D_{2m,nT,w} + C_{tr} &gt; 30</math> dB.</p> <p>Compliance with standard 1 above shall be achieved by either:</p> <p>a statement by Licensed Building Practitioner that the construction of the external building elements of the new or altered habitable room conform with Schedule 12.1 and that ventilation of these</p>	<p><b>Does Not Comply</b></p> <p>While all habitable rooms within units located between the air noise boundary and outer control boundary will be acoustically designed, a design certificate is not available at the time of resource consent but will be prepared for building consent.</p>



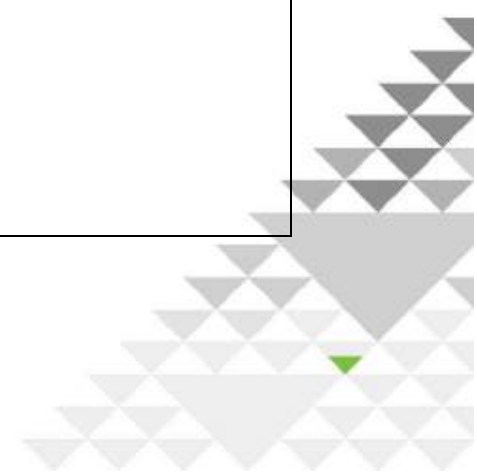
	<p>rooms conforms with the requirements of standard 6 below; or</p> <p>b. constructed the habitable room in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to Council that describes the proposed design of the building that will achieve compliance with the specified performance standard for sound insulation with a ventilation system installed as required under standard 6 below; or</p> <p>c. providing an acoustic design certificate prepared by an acoustic engineer acceptable to Council stating the outdoor free-field noise level at the most affected exterior wall of the building containing the habitable room will be unlikely to exceed;</p> <p>55dB LAeq(1hr) for rail traffic noise 57dB LAeq(24hr) for road traffic noise</p>	
<b>GRZ – General Residential Zone Permitted Activity Standards</b>		
<p><b>GRZ-R1</b></p> <p>Any activity that is a permitted activity under the rules in this chapter.</p>	<p>1. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring.</p>	<p>Complies</p> <p>Appropriate sediment controls will be implemented during the earthworks, while it is considered that the use of the development for residential purposes are not considered to cause offensive or objectionable odour, dust or smoke at or beyond the boundary.</p>
	<p>2. Each allotment must have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area.</p>	<p><b>Does Not Comply</b></p>
	<p>3. Any lighting must be directed so that the spill of light is contained within the boundaries of the site on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the boundary of any other site located in the Residential Zones or Rural Zones. This standard does not apply to street lighting on legal roads.</p>	<p>Complies</p> <p>The residential development has been designed to ensure lighting is directed and contained within the boundaries of the allotment to within the limits set out in the District Plan.</p>



<p>GRZ-R3</p> <p>Fences and Walls</p>	<p>1. The maximum height of any fence or wall on a boundary shall be 2 metres, except:</p> <p>a. in the front yard, where the maximum height shall be 1.8 metres;</p> <p>b. in the front yard in the Waikanae Beach Precinct where the maximum height shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum height shall be 1.2 metres;</p> <p>c. along any boundary which adjoins any Natural Open Space or Open Space Zone (excluding the Private Recreation and Leisure Precinct), esplanade or any access strip, where the maximum height shall be 1.8 metres.</p>	<p>Complies</p> <p>The maximum height of any fence and wall structure above original ground level is 2m.</p>
<p>GRZ-R6</p> <p>New buildings, and any minor works, additions or alterations to any building.</p>	<p><i>Maximum number of residential units</i></p> <p>2. For any allotment in the General Residential Zone which is not in a focused infill precinct, no more than one residential unit may be erected, except that:</p> <p>a. up to four residential units may be erected on-site provided it can be shown that:</p> <p>i. each residential unit is capable of being contained within its own allotment which complies with the subdivision standards under Rules SUB-RES-R26 and SUB-RES-R27;</p> <p>ii. each residential unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached residential units;</p> <p>iii. each residential unit must comply with the permitted activity standards under GRZ-R6; and</p> <p>iv. each residential unit must comply with the payment of financial contributions under the Financial Contributions chapter.</p>	<p><b>Does Not Comply</b></p> <p>While each dwelling will be held within its own record of title, these dwellings and allotments do not comply with the relevant rules in GRZ-R6 and SUB-RES-R27. The dwellings will also be constructed prior to the completion of the subdivision.</p>
	<p><i>Coverage</i></p> <p>5. The maximum building coverage of any allotment shall be 40%, except in the Beach Residential Precinct where it shall be 35%.</p>	<p><b>Does Not Comply</b></p> <p>All but two (Units 29 and 53) dwellings exceed site coverage, ranging from 41.8% to 59.5%.</p>
	<p>6. The combined maximum area of all accessory buildings on any allotment shall be 60m<sup>2</sup>.</p>	<p>Not Applicable</p>

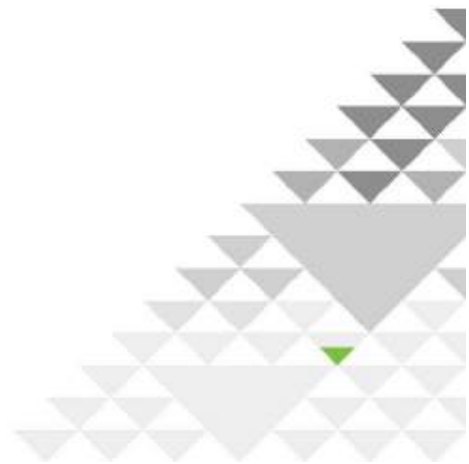


		No accessory buildings are proposed as part of this application.
	<p><i>Height</i></p> <p>7. The maximum height of any building shall be 8 metres.</p>	<p>Complies</p> <p>The maximum height of any dwelling is 6.2m.</p>
	<p>8. Any building or structure must fit within a height in relation to boundary envelope which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the site boundary and inclines inwards at an angle of 45 degrees.</p>	<p><b>Does Not Comply</b></p> <p>20 dwellings encroach into the height envelope along the southern boundary.</p>
	<p><i>Outdoor living areas</i></p> <p>10. The primary residential building must have an outdoor living space. Outdoor living space must:</p> <p>a. have a minimum area of 40m<sup>2</sup> except in any focused infill precinct where the minimum area shall be 30m<sup>2</sup>;</p> <p>b. contain no dimension less than 4 metres,</p> <p>c. be located to the north, west or east of any primary residential building;</p> <p>d. be screened by a fence or vegetation to provide privacy from the ground floor windows and the outdoor living space of other primary residential buildings; and</p> <p>e. have direct access to an internal habitable room in the primary residential building.</p>	<p><b>Does Not Comply</b></p> <p>While all the dwellings provide on-site outdoor living area with direct access to internal living areas, 136 dwellings are not all capable of providing a continuous area of 40m<sup>2</sup>, and 47 dwellings are not capable of containing a 4m diameter circle.</p>
	<p><i>Yards and building location</i></p> <p>11. Any allotment must meet the following minimum yard requirements:</p> <p>a. for any front yard in the General Residential Zone, (excluding the Beach Residential Precinct):</p> <p>i. any building, structure, or above ground water tank must be set back at least 4.5 metres from any legal road boundary, except that any primary residential building may be located within a distance no closer than 3 metres from any road boundary provided that any part of the primary residential building located within 4.5 metres of the road boundary is not used as a</p>	<p>Complies</p> <p>The dwellings which front Kapiti Road do not contain a garage, or area for vehicle storage, and are setback at least 3m from this southern boundary.</p>





	garage, carport or other covered vehicle storage area; and	
	<p>c. Side and rear yards:</p> <p>i. any residential building and any habitable room within any accessory building, must be setback from side or rear boundaries such that the following minimum dimensions are achieved:</p> <p>a. if located on front allotment - 3 metres rear yard, 3 metres one side yard, and 1.5 metres all other side yards; and</p> <p>b. if located on rear allotment- 3 metres all yards</p>	<p>Complies</p> <p>The proposed dwellings are located no closer than 3m from all external boundaries.</p>





# **Appendix 10**

## **Construction Environmental Management Plan**



# Preliminary Construction Environmental Management Plan for Resource Consent Application

240 Kapiti Road, Paraparaumu

Ref: 22930

Prepared for: Gresham Trust



## **PROPOSED MULTI UNIT DEVELOPMENT AT 240 KAPITI ROAD, PARAPARAUMU – LOT 1 DP 88870**

This Construction Environmental Management Plan (CEMP) has been prepared in accordance with Greater Wellington Regional Council's (GWRC's) "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*" (ESCG). Implementation of controls in accordance with this CEMP will ensure best practice measures are utilised to manage erosion and sedimentation caused by the proposed bulk earthworks and civil works and building construction. This document is intended as a preliminary version for consenting purposes and is to be treated as a "**living**" document as the project progresses.

The primary objective of the CEMP is to establish construction methodologies to avoid sediment entering the existing stormwater network bordering the site and controlling dust during works. The Contractor is to ensure that the measures put in place achieve this primary objective. The second key objective is to ensure the works do not accelerate erosion during both the bulk earthworks and civil works and building construction, and as a result of the finished earthworks. Where this is not possible, the final objective is the effective and efficient treatment of sediment discharges and limiting the extent and duration of any erosion or sediment generation.

This document shall be reviewed and discussed with the Contractor/s prior to the commencement of works. The proposed erosion and sediment control measures are to be monitored during construction for their effectiveness. If construction methodology or soil conditions dictate, they are to be upgraded or modified as required to provide the required level of treatment or additional measures installed. Any changes are to be confirmed with the Engineer and Council before being implemented.

### **1. PROJECT DESCRIPTION**

The proposed development incorporates the following features:

- 139 residential allotments ranging in size from 58m<sup>2</sup> to 207m<sup>2</sup> (shown as Lots 1 to 139).
- 170 carpark allotments of 11m<sup>2</sup> each (shown as Lots 201 to 370). Each of the carparks will be created as allotments on individual titles.
- One access and service allotment of 7,494m<sup>2</sup> (shown as Lot 500). This will contain a central vehicular access, pedestrian access and landscaping.
- One road allotment for a transformer of 13m<sup>2</sup> in size (shown as Lot 501). This allotment will be vested with Kāpiti Coast District Council as road.

Each residential allotment will have one carpark, with no internal garage. Access to the lots will be directly from the private road, with a road carriageway connection to Halsey Grove.

## 1.1. EXISTING SITE

The topography of the site consists of undulating dune country with small thickets of trees and scrub. Existing ground levels range from 10.5m RL to 3.0m RL. It generally falls from Kapiti Road to Halsey Grove in the north-east. The site sits at similar levels to the neighbouring properties on the north-west and north-east boundaries but sits approximately 2.5m lower than properties on the south-east boundary. The level difference along the south-east boundary varies considerably with the undulating terrain, with the largest difference located adjacent to the 5A Langdale Ave property.

Soil conditions generally comprise of underlying dune sands. These conditions have been confirmed by way of excavated test pits outlined further with the geotechnical engineering report. Earthworks will be carried out on site to allow the construction of this development. The extent of earthworks are shown in Cuttriss Consultants drawing set 22930 SCH. It is not proposed to compact any sand fill or cut in the vicinity of where the soakage modules are proposed to be installed.

The water table was encountered at approximately 2m below ground level across the site with shallower water encountered near the two depressions identified above. For design purposes, the water table has been assumed to be located at 3.9m RL across the site.

One percolation test was carried out on site on 19 October 2021, located to the north-east of the central depression, at an RL of approximately 6.0m. Site testing revealed a raw soakage rate of 313mm/hr which would indicate that there will be an element of natural infiltration on site.

The existing site to be developed does not include any areas of ecological or cultural significance, however given the natural sand dunes contained we will seek an authority from Heritage NZ as part of completing earthworks on site.

Further classification of the site is presented in the ENGEO Site Investigation and Geohazard Assessment report dated 28 January 2022.

## 1.2. PROPOSED EARTHWORKS

The proposed earthworks footprint is approximately 18,994m<sup>2</sup>, with a total cut volume of approximately 12,480m<sup>3</sup> and fill volume of 11,460m<sup>3</sup>. Cut and fill depths vary across the site, with a maximum cut of approximately 4.4m to level the central dune formation, and a maximum fill of 3.1m to fill in the central depression up to building level.

A suitable access point will be established for machinery to enter and exit the site, with sufficient on-site space to manoeuvre. The existing ground conditions (sand) is suited for site manoeuvring and is not anticipated to rut or become 'boggy' in wet weather.

Topsoil material will be stripped, with a proportion remaining on site in stockpile for later re-spread. Unsuitable material and excess topsoil will be removed from site and appropriately disposed of.

Cut to fill is likely to involve excavators and dumpers working within the confines of the site to lower the sand and fill the low areas. Compaction of fill material is generally achieved with loaders and dumpers.

The importation of roading material will involve trucks carting suitable roading aggregate from quarries. This material will be placed, spread, and compacted. Preliminary calculations indicate approximately 1,800m<sup>3</sup> compacted material will be imported.

Additional fill and concrete for building construction will also need to be imported to site and placed, spread and compacted. Preliminary calculations indicate approximately 3,200m<sup>3</sup> of building aggregates and concrete will be imported in order to achieve a finished floor level for further vertical construction.

The earthworks will be completed in stages as building and civil works commence. Care will be taken to ensure runoff from stabilised areas does not discharge over areas under construction.

Retaining structures will be used to retain cuts and fills at the boundaries to neighbouring properties. The retaining structures will be able to be constructed within the proposed boundaries.

## 2. PRINCIPLES TO MINIMISE EFFECTS

The key principles in this plan for minimising sediment discharges and effects are outlined below. These have been taken from Section A2.0 of the GWRC's (ESCG), with additions based on our experience with similar projects on the Kāpiti Coast.

This approach has been successfully implemented for the earthworks recently completed on other sites within the Greater Wellington Region, including the Kāpiti Coast.

The principles will be as follows:

- Minimise Disturbance – Keep the total earthworks area to a minimum as necessary to achieve the design outcome.
- Stage Construction - Completing the earthworks in stages as appropriate for each stage of the construction methodology.
- Protect Slopes – Protect existing slopes wherever possible and intercept clean water runoff and divert away from exposed slopes.
- Protect Receiving Environment – Identify receiving environments, especially water courses, and limit disturbance in the vicinity.
- Stabilisation – Progressively stabilise after each earthworks stage.
- Buffer Zones – Utilise silt fences to delineate buffer zones.
- Install Perimeter Controls & Diversions – Control “clean water” to minimise the flow of water across the earthworks site.
- Minimise External Effects - Metalling of construction access tracks.



- Inspections - Regular inspections, audits, and monitoring of CEMP measures.
- Coordination – Working with the Contractor & Engineer to ensure best practice approach is applied throughout duration of works, ensuring regular meetings to discuss effectiveness of CEMP measures.
- Modify the CEMP if Required - In response to experience gained on site.

### 3. CONTROL METHODS

The measures outlined below, where applicable, will be constructed in accordance with GWRC's ESCG. These measures must be implemented prior to the commencement of other site earthworks as appropriate to the control. The land disturbance area must be clearly identified before the commencement of works.

Not all the measures outlined below will necessarily be implemented for this project but give a guide to the types of measures that may be used if deemed necessary as construction progresses.

#### 3.1. CLEAN WATER DIVERSION CHANNELS AND BUNDS

Clean water diversion channels and bunds will be constructed around earthwork areas to channel clean water away from disturbed areas.

The bunds shall be a minimum of 2m wide, and the external sides no steeper than 2:1. These are to be constructed using in-situ material and stabilised using existing grass, geotextile or mulch.

For each clean water diversion channel and bund, the catchment has been considered. None of these catchments exceed 5ha. As such, the standard diversion arrangement in Figure 19 of the ESCG shall be used.

The channels will utilise the natural infiltration of the sandy soils to dispose of runoff into the ground. The raw soakage rate has been calculated as 313mm/hr. Given the infiltration rates and limited catchments, pipe-drop structures and flumes are not considered necessary.

#### 3.2. DIRTY WATER DIVERSION CHANNELS AND BUNDS

At the low points in the land disturbance areas, dirty water diversion channels and bunds are to be constructed. The channels will also act as soakage devices to treat the dirty water.

The bunds shall be a minimum of 2m wide, and the external sides no steeper than 2:1. These are to be constructed using in-situ material and stabilised using existing grass.

For each dirty water diversion channel and bund, the catchment has been considered. None of these catchments exceed 5ha. As such, the standard diversion arrangement in Figure 19 of the ESCG shall be used.

As above, the channels will utilise the natural infiltration of the sandy soils to dispose of runoff into the ground. The raw soakage rate has been calculated as 313mm/hr. Given the infiltration rates, pipe-drop structures and flumes, and check dams are not considered necessary.

### 3.3. STABILISED ENTRANCE AND MANOEUVRING AREAS

A stabilised entrance shall be constructed at the entrance point as shown on the plan 22930 CEMP, manoeuvring areas will be confirmed prior to works commencing. These areas shall be constructed using 50-150mm washed aggregate, be 150mm thick, 10m long and 4m wide (minimum). It is anticipated that earthworks vehicles will work within the confines of the site.

All truck movement areas will be metalled to provide all weather access. The condition of the metal access tracks will be monitored for condition and maintained as required.

Any dirt tracked onto Halsey Grove will be swept up daily, and not washed into open drains and the downstream stormwater network. Access to Kapiti Road is not permitted.

### 3.4. SILT FENCES

Silt fences will be installed around the works area as detailed on the plan 22930 CEMP. These will remain in place until the area is fully stabilised or development completed.

The toe of silt fences is to be buried and compacted in 100mm wide and 200mm deep trenches. The fence will have waratahs/posts at spacings 2-4m apart to maintain its structure and integrity. Supporting waratahs/posts should be embedded to a minimum depth of 400mm.

Where possible silt fences are to be attached to site safety fencing which is anticipated to be installed along the site boundaries.

Due to the available infiltration rates of the existing soil, it is not anticipated that water will pond regularly behind the silt fences. Returns shall be constructed as per Table 13 of ESCG.

### 3.5. DUST CONTROL

Dust control will form a critical component of the CEMP measures to ensure the works do not generate nuisance effects or discharge to the environment. It is anticipated construction will likely be carried out in dry conditions; which, due to the nature of the in-situ sandy material, means there is a high chance of dust. This will be managed through the following controls as deemed necessary:

- Water Sprinkling – utilising a water cart or sprinkler system to ensure the ground remains moist.
- Soil Binders – Form a protective crust to reduce windblown dust generation (not suitable in trafficable areas).
- Progressive Stabilisation (refer Section 4 below).
- Consolidate loose surface material.
- Avoid loading material into trucks in windy conditions.
- Limit Traffic Movements – Establish haul routes and minimise traffic movements when planning works methodology.
- Control Vehicle Speeds – Keep to a minimum to minimise dust generation.
- Maintain Road Surfaces and Entrances – Reduce material tracked onto roads.
- Geotextiles – Only if the above measures are deemed impractical or inadequate.

### 3.6. SILT SOCKS OR METAL BUNDS (ADDITIONAL MEASURE IF REQUIRED)

Silt socks or metal bunds will be used for stormwater runoff control across the access road if required and as an additional measure in diversion channels to slow water velocity if required.

The existing sumps at the intersection of Halsey Grove and Regent Drive shall also have silt socks placed around the sump grate to reduce the chance of sediment entering the stormwater network. Maintenance and monitoring of silt socks around sumps should be reviewed daily to ensure it is correctly set and has not been disturbed.

## 4. SITE STABILISATION

Progressive stabilisation of the site will be critical as this ensures the site is resistant to erosion as soon as possible. Stabilisation methods are to be constructed in accordance with Section E3 of the ESCG. This methodology will minimise the extent of exposed earthworks at any one time thus reducing the risk of sedimentation and erosion.

The contractor shall ensure the works are planned to stabilise as much of the site as possible before 31 May, refer Section 6 below.

It is noted that basecourse material will likely be used over most areas outside of the road corridor to stabilise the site. These areas, mainly lot areas, will continue to be worked following completion of earthworks, roading and civils, in the construction of each unit and outdoor area.

### 4.1. TOPSOILING AND GRASSING

Given the nature of the development and the known layout out the lots, it is not anticipated that there will be many areas requiring topsoiling and grassing besides the central park area. However, for those areas that may require this the following will be followed:

Disturbed areas will be progressively topsoiled and revegetated as the design platform levels are achieved. Vegetated cover of at least 80% of the surface is required before the area is considered stabilised. The grass seed mix is to be 85% drought tolerant, amenity turf ryegrass and 15% red fescue, unless specified otherwise in the contract specifications. Permanent seeding shall be applied at a rate of 200-400kg/ha.

This method is considered most appropriate for this site as once the vegetation cover is established it provides long term erosion control for the disturbed areas. In addition, topsoil protects the subsoil layer and increases the absorption capacity of the soil.

Topsoil stockpiles are to be progressively rolled off to reduce scour. If these stockpiles are to be left for longer than a month, they are to be stabilised using grass seeding or hydroseeding, with silt fences to remain in place until an 80% strike is achieved.



## 5. MAINTENANCE, MONITORING & REPORTING

### 5.1. MAINTENANCE

The following table identifies the maintenance requirements for CEMP controls. Maintenance is based on daily inspections, prediction of wet weather or as a response to effects of wet weather.

Structure	Trigger	Maintenance Action
Haul Route	Dirt on haul road	Clean off and add new metal. Monitor truck movements and ensure trucks stay on metal.
	Become rutted	Clean off, regrade, add extra metal.
Pipes	Debris build up at inlet	Remove debris.
	Scour at inlet	Place rock armour at inlet.
Pipes	Scour at outlet	Place rock armour at outlet.
Silt Fence	Fence flapping in wind	Reattach, increase number of fabric locks, install additional waratahs and wires if necessary.
	Sediment build up straining structure	Remove sediment.
	Bottom of fence not anchored correctly	Reconstruct fence bottom as required to standard detail.
	Under cutting of fence	Identify options to avoid concentrated flow.
Clean/Dirty Water Channels	Silt build up	Remove silt.
Clean/Dirty Water Channels Metalled access	Washed out	Reform bund to correct profile, install geotechnical lining if necessary.
	Dirt on Access and Halsey Grove or Regent Drive.	Clean access and add additional metal. Monitor truck movements and ensure trucks stay on metal. Sweep Halsey Grove or Regent Drive if dirt is tracked down the road.

## 5.2. INSPECTIONS & AUDITS

The Contractor shall inspect the sediment control structures daily and the general measures on a weekly basis. Where any diversion drains or other measures have been temporarily removed to allow construction works to be carried out, they will be reinstated prior to leaving site at the end of the day. The contractor will also inspect the measures immediately prior to and after any predicted wet weather event.

The Engineer to the Contract/Construction Manager, or their representative will complete an audit of all CEMP measures on a weekly basis. If at any stage breaches are identified which could potentially impact on the primary objective of this CEMP, all works are to cease until this breach is remedied.

Weekly audits are to be completed by the Engineer or Engineer's Representative and shall include, but not be limited to:

- Date.
- Name of Auditor.
- Site Condition.
- Weather Conditions.
- Condition of sediment control measures.
- Sediment management issues.
- Maintenance required.
- Contractor responsible for maintenance.
- General comments.

The frequency of these audits may be reduced if agreed in writing with Council.

## 5.3. FORTNIGHTLY CEMP MEETINGS

The Engineer or Engineer's Representative and/or Construction Manager will hold a fortnightly meeting on site with the Contractor after the audit to discuss CEMP issues and progress. Any matters arising from the audit will be discussed and remedial actions required will be confirmed and actioned. As noted in Section 5.2 above, site inspections and checking of erosion and sediment control measures will be carried out by the Engineer or Engineer's Representative or Construction Manager between meetings.

## 6. HEAVY WEATHER RESPONSE & CONTINGENCIES

Earthworks should be planned to minimise construction through winter if possible, which is when most heavy weather events occur. If works are to continue through the winter (1 June – 1 October), the Contractor shall progressively stabilise the site to ensure the minimum amount of open ground as is practicable with ongoing operations. Due to the sandy properties and infiltration rates of the in-situ material, it is not anticipated that winter works approval will be required to carry out bulk earthworks between 1 June and 1 October. Controls will be monitored in the lead up to this period to confirm they are functioning adequately.

## 6.1. PREDICTED WET WEATHER

The contractor will be required to monitor the weather daily, and in advance of any wet weather ensure that all CEMP controls are in place and fully operational. Heavy weather is defined as 7mm in 1 hour or 20mm over 24 hours.

If site works are to cease for a period of greater than 24 hours the contractor will take the following measures:

- Inspect all CEMP controls and carry out maintenance if required.
- Ensure diversion bunds and channels are in place as required by each stage.
- Track roll exposed surfaces to seal off and increase roughness.
- Seal topsoil stockpiles.

## 6.2. CONTINGENCIES

In the event of natural hazards, extreme climatic events and prolonged dry weather the following contingency actions may need to be undertaken:

Cause	Effect	Contingency Action
Earthquake	Slope failure	Geotechnical engineer to inspect failure and advise remedial action. Provided there are no health and safety risks, construct diversion channel at top of failure & silt fence at the toe of the failure.
Extreme rainfall event	Scour of drains	Repair and line if required.
	Scour of slopes	Redirect water and repair slopes.
	Failure of silt fence	Clean out and repair or replace.
	Slope failure	Construct diversion channel at top of failure & silt fence at the toe of the failure. Geotechnical engineer to inspect failure and advise remedial action.
Prolonged dry weather	80% grass strike not achieved	Establish watering programme. Use mulch or geofabric to stabilise surfaces.

## 7. HOURS OF OPERATION

No construction work under the Contract, other than essential safety precautions, shall be performed between the hours of 6:00 pm and 7:00 am Monday to Friday, or between the hours of 5:00 pm and 8:00am Saturday, nor at any time on a Sunday or Public Holiday without the prior permission of the Engineer and of any Public Authority whose consent may be required.



Night work will only be authorised if, in the Engineer's opinion it is necessary. No night work will be permitted without prior approval of the Engineer and KCDC.

## 8. TRAFFIC MANAGEMENT AND ACCESS

Before any works commence on any roads controlled by either KCDC or Waka Kotahi the Contractor shall submit in writing a Traffic Management Plan to either KCDC or Waka Kotahi detailing the methodology for traffic control including a plan of the proposed sign placements and the name of the traffic control supervisor who will be responsible for the traffic control on a day to day basis.

No work shall commence on site prior to the Councils or Waka Kotahi's written agreement that the Contractor's Traffic Management Plan meets the Contract and Council/Waka Kotahi's requirements. The Contractor shall advise all staff and subcontractors working on council road reserve of their responsibilities to the Traffic Control Supervisor.

Most of the work will be undertaken within the site. Site access will be off Halsey Grove. Roads are to be always kept clean of debris. Any material deposited within road reserves is to be cleaned up by the end of each working day. Establishment of an onsite wash down station for vehicles exiting the site will be considered if site material is being transported off site.

The site entrance will generally be used only by the contractor's staff, any subcontractors, Council engineers, and engineering consultants for accessing the site. There are good sight distances out on to Halsey from the site entry/access point.

The internal site area will be formed so that traffic is able to enter and leave the site in a forward direction. A hardstand parking area adjacent to the entrance will be formed for the contractors and visitor vehicles to park. The site shed and toilet facilities will be positioned nearby. Exact location to be confirmed on site to suit contractor's construction methodologies.

## 9. REVIEW & MODIFICATION OF CEMP

Following the issue of Resource Consents, and engagement of a Contractor, this document is to be reviewed with the Engineer to confirm construction methodologies and CEMP control measures. As the construction of the earthworks progresses, additional or modified CEMP control measures may be required to respond to ground conditions or construction methodologies.

## 10. SITE RESPONSIBILITIES

The following table sets out site responsibilities:

Name/Company	Position	Responsibilities	Contact Details
Chris Barber Cuttriss Consultants Ltd	Engineer	Regular inspections of site to ensure work being undertaken in accordance with design. Fortnightly audit and meeting with contractor. Resolution of any issues.	04 904 5420 027 879 5903 <a href="mailto:chris.barber@cuttriss.co.nz">chris.barber@cuttriss.co.nz</a>
Jim Fraser	Engineer's Representative		021 823 242 <a href="mailto:jim@thamespacific.com">jim@thamespacific.com</a>
TBC	Contractor	Installation and maintenance of CEMP measures. Daily inspection of structures. Weekly inspection of all measures. Weekly meeting with engineer. Implementation of any actions or remedial works as a result of audit.	TBC
Gresham Trust	Landowner Contact	As required by conditions of consent.	<a href="mailto:stephen@thamespacific.com">stephen@thamespacific.com</a> 021 883 871

The Contractor is to comply with this CEMP, and any subsequently approved variations. Failure to do so may result in the Principal being able to claim damages. The Engineer or Engineer's Representative is to inspect the measures to check for compliance.

Following notice of the installation of control measures by the Contractor, and prior to commencement of bulk earthworks, the Engineer or Engineer's Representative is to give KCDC 48hours notice of commencement of works, to allow for any required inspections to take place. The Contractor is not to commence works until receiving written certification that the controls outlined in the approved CEMP have been installed.

## 11. CONSTRUCTION TIMELINE & METHODOLOGY

The earthworks are scheduled to commence upon receipt of all required consents and following engagement of a Contractor. Specific staging of works will be discussed with the Contractor prior to the commencement of works.

It is anticipated that earthworks can be completed in one operation, however it is likely that this will be staged as buildings are constructed. Stabilisation of the site will progressively be completed for each stage prior to June of any given year. Staging of the development is to be confirmed prior to works commencing.

Currently earthworks are anticipated to start in January 2023.

## 11.1. ANTICIPATED CONSTRUCTION METHODOLOGY

Sequencing of works and timing for construction stages will be discussed with the Contractor prior to the commencement of works and discussed with KCDC prior to “for construction” approval of this CEMP.

The earthworks consist of stripping topsoil and removing from site, cut to fill earthworks, and stabilising with basecourse material.

The installation of site access and CEMP control measures will progress, including:

- Install CEMP measures before any ground disturbance takes place.
- Stabilised site entrances
- Site office and parking hardstand area
- Silt fences and super silt fences (as required)
- Clean water diversion drains/bunds (as required)

Once these measures are in place and checked by the Engineer, and any nominated representatives KCDC, works will commence.

Earthwork processes recommended to be carried out are as follows:

- Form stabilised entrance to works area.
- Install additional CEMP measures.
- Obtain approval of CEMP measures.
- Construct retaining walls (as required)
- Strip topsoil and remove from site.
- Cut and fill to proposed earthworks platform levels.
- Place basecourse material as soon as possible following cut/fill operations.
- The Contractor shall visit the site every day during operations and dry or windy days during non-working days to assess the dust nuisance. Where necessary, the Contractor shall arrange to dampen down areas of exposed sand to reduce dust. Where wet suppression by watering is used as a mitigating measure, the consent holder shall not use water from the council water mains. During periods of high winds, it is recommended that the loading of soils should not be undertaken.
- The earthworks shall be undertaken in such a way as to ensure that construction noise shall not exceed the permitted noise limits on the District Plan.



If waahi tapu or other cultural sites are unearthed during earthworks the contractor and/or owner shall:

- (a) cease operations.
- (b) inform local iwi.
- (c) inform the NZ Historic Places Trust (NZHPT) and apply for an appropriate authority if required.
- (d) take appropriate action, after discussion with the NZHPT, Council and iwi, to remedy damage and/or restore the site.

## 12. SPILLS

In the event of a spill of fuel, hydraulic fluid, or other potential liquid contaminants, immediate steps shall be taken to contain the spilt contaminant. The spilt contaminant and any material used to contain it shall be removed from the site and disposed of at an authorised landfill. The consent holder shall also immediately notify the Engineer, confirming the scale and location of the spill, and any actions taken.

## 13. TEMPORARY REINSTATEMENT

Some measures, such as filter socks and cut off drains across haul routes will be removed during the day while trucks and machinery are accessing the site. If required they will be put back in position at the end of the day as part of the site close up procedure, or prior to a heavy rain event.

## 14. DECOMMISSIONING

Decommissioning of the CEMP control measures will only be undertaken once approval to do so is provided by the Engineer. Decommissioning of CEMP controls will be completed in accordance with the procedures outlined in GWRC's ESCG. Decommissioning will only be permitted after the site, or relevant parts of the site, are fully stabilised and that there is no evidence of sediment leaving the area upstream of the control.

## 15. COMPLAINTS PROCEEDURE

If any personnel are made aware of a complaint, the matter should be passed on to the Engineer to the Contract or the Engineers Representative (contact details are included within this document). A written record of the complaint shall include (but not be limited to):

- Name and address of complainant (if provided).
- Date and time that the complaint was received.
- Details of the alleged event.
- Weather conditions at the time of complaint.
- Any measures taken to mitigate/remedy the complaint.

The matter can then be discussed with the Engineer, Project Manager, Principal, and the complainant.

Additional control measures can then be implemented, or remedial works undertaken if necessary.

## 16. CONCLUSION

This Construction Environmental Management Plan has been prepared in accordance with Greater Wellington Regional Council's "*Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*" and is intended as a preliminary version for consenting purposes.

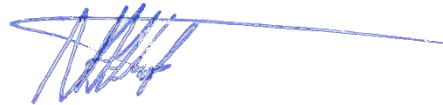
The control measures and procedures within this CEMP have been described to demonstrate compliance with the above document. Implementation in accordance with this CEMP will ensure best practice measures are utilised to manage erosion and sedimentation caused by the proposed bulk earthworks and civil works and building construction.

Prepared by:



Chris Barber  
Engineer  
**CUTTRISS CONSULTANTS LTD**

Reviewed by:



Neil Johnstone  
Chartered Professional Engineer  
**CUTTRISS CONSULTANTS LTD**