

ARCHITECTURAL CONCEPT AND CONTEXT

The proposed development will take inspiration from the local vernacular architecture of the Kapiti Coast area. This region has a rich history of small and simple individual gable structures and houses, many of which are still present today. The design of the units will reflect this form, using intentional openings sparingly to mark entry points, frame viewpoints, and enhance the functionality of interior spaces. The project will incorporate the gable form as a tribute to the area's history, aiming to blend seamlessly with the local architectural style.



RC03

REV.B

ARCHITECTURAL CONCEPT + PRECEDENTS

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu,
WELLINGTON, 5032

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. **PROJECT NUMBER**

PLOT DATE: **30/07/2024 3:57:40 PM**

NO.	DESCRIPTION	DATE
B	RC Drawings 02	2024/07/24
A	RC Drawings	2024/07/22
8	Draft RC drawings 02	2024/07/18
4	Draft RC drawings	2024/07/04

Site Information

Rainfall Intensity: 60 mm/h

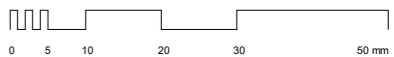
Climate Zone: 3

Corrosion Zone: Zone C

Legal Description: Lot 12 DP 90944

Wind Zone: 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	wn@dgse.co.nz
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Auckland	+64 9 976 8288	ak@dgse.co.nz



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MASTERPLAN

SITE INFORMATION

Address: 160 Mazengarb Road, Paraparaumu
 Legal Description: LOT 12 DP 90944
 District Plan Zone: General Residential Zone
 Site Area: 7168.6m²

UNITS	
Unit A (1Bed) or Unit B1 (2Bed) or Unit D (1Bed Acc) or Unit F (1Bed)	17
Unit C (3Bed)	5
Unit E1 (1Bed) or E2 (2Bed)	13
Unit B2 (2Bed)	6
TOTAL	41

CARPARKS	
UNIT ADJACENT CARPARK	29
SITE CARPARK (ALLOCATED)	12
ACCESSIBLE / GUEST	2
TOTAL	43



RC04 REV.B

MASTERPLAN

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu,
 WELLINGTON, 5032

RESOURCE CONSENT

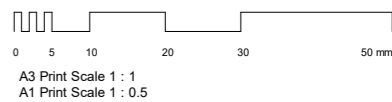
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PROJECT No. PROJECT NUMBER
 PLOT DATE: 30/07/2024 3:57:49 PM

B	RC Drawings 02	2024/07/24
A	RC Drawings	2024/07/22
8	Draft RC drawings 02	2024/07/18
6	Unit C Placement	2024/07/17
5	HIRTB Sections	2024/07/15
4	Draft RC drawings	2024/07/04
2	Traffic Review	2024/06/25
1	HIRTB Sections	2024/06/24
NO.	DESCRIPTION	DATE

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DISTRICT PLAN / MEDIUM DENSITY RESIDENTIAL STANDARDS

Building height: 11m
Proposed development : Compliant

Height in relation to boundary: 4m, plus 60° recession plane
Proposed development : Minor infringement along southern boundary

Building coverage: 50% of the net site area
Proposed development : Compliant, 33.3% of the net site area

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed development : Compliant, marked below

Outdoor living space (one per unit): Ground floor: 20m², 3m dimension
Proposed development : Each unit is compliant. A additional 319m² communal landscaped area is also provided.

Outlook space (per unit): Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed development : Compliant, refer to below plan and unit drawings

Glazing: 20 percent glazing of the street-facing façade
Proposed development : Refer to unit drawings

Landscaping: 20 percent of the developed site with grass or plants
Proposed development:
Grass: 148m² + Planting: 537m² = 9.6%
Astroturf (permeable): 1142m² = 15.9%

Site Area: 7168.6m²



RC05 REV.B

MASTERPLAN - DISTRICT PLAN OVERLAY

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu, WELLINGTON, 5032

RESOURCE CONSENT

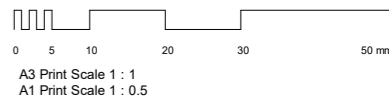
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MASTERPLAN - LOT PLAN

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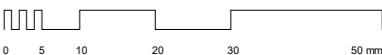
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