

SITE INFORMATION

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

REV.B

RC02

CONTEXT PLAN

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu,
WELLINGTON, 5032

PRELIMINARY DESIGN

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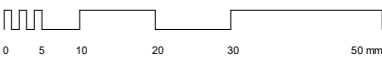
PROJECT No. **PROJECT NUMBER**
PLOT DATE: **7/11/2024 2:45:07 pm**

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

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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.



REV.B

RC03

ARCHITECTURAL CONCEPT + PRECEDENTS

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PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
PLOT DATE: **7/11/2024 2:45:07 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

0 5 10 20 30 50 mm
A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

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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 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

REV.M

RC04

MASTERPLAN

THAMES PACIFIC

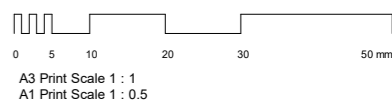
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PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
 PLOT DATE: **7/11/2024 2:45:16 pm**

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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



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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: 522m² = 9.3%
Astroturf (permeable): 1103m² = 15.4%

Site Area: 7168.6m²



REV.M
RC05

MASTERPLAN - DISTRICT PLAN OVERLAY
THAMES PACIFIC

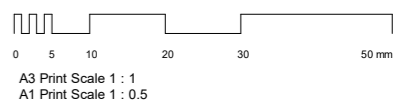
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PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
PLOT DATE: **7/11/2024 2:45:22 pm**

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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



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RC06

MASTERPLAN - LOT PLAN

THAMES PACIFIC

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PRELIMINARY DESIGN

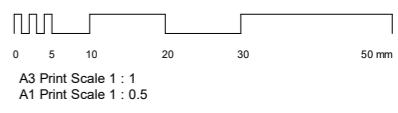
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PROJECT No. **PROJECT NUMBER**
PLOT DATE. **7/11/2024 2:45:24 pm**

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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



MASTERPLAN - LOT PLAN
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE



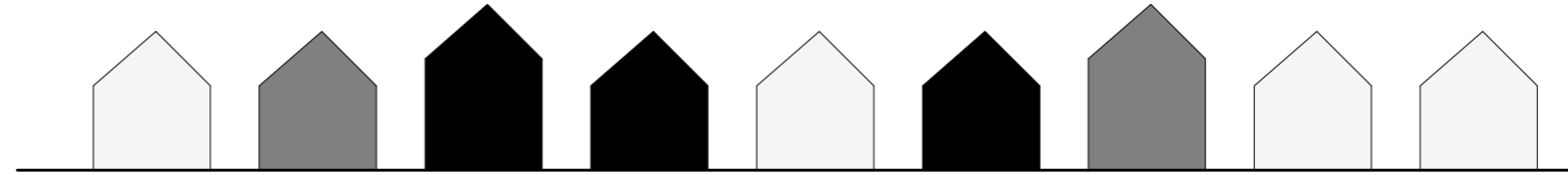
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MATERIAL PALETTE

The aim of the material palette and building appearance is to create a feeling of variation and visual interest across the site. This variation is reflected in the forms, materials, colours, and surface finishes across the buildings. We have set up three material palettes applied to the site with a random appearance.

NOTE: Final material selections to be confirmed prior to construction.



LIGHT PALETTE

Walls: White Brick, Groove panel painted white

Roofing: White longrun metal roofing

Aluminium Joinery: Matt Black

DARK PALETTE

Walls: Black Brick, Groove panel painted black

Roofing: Black longrun metal roofing

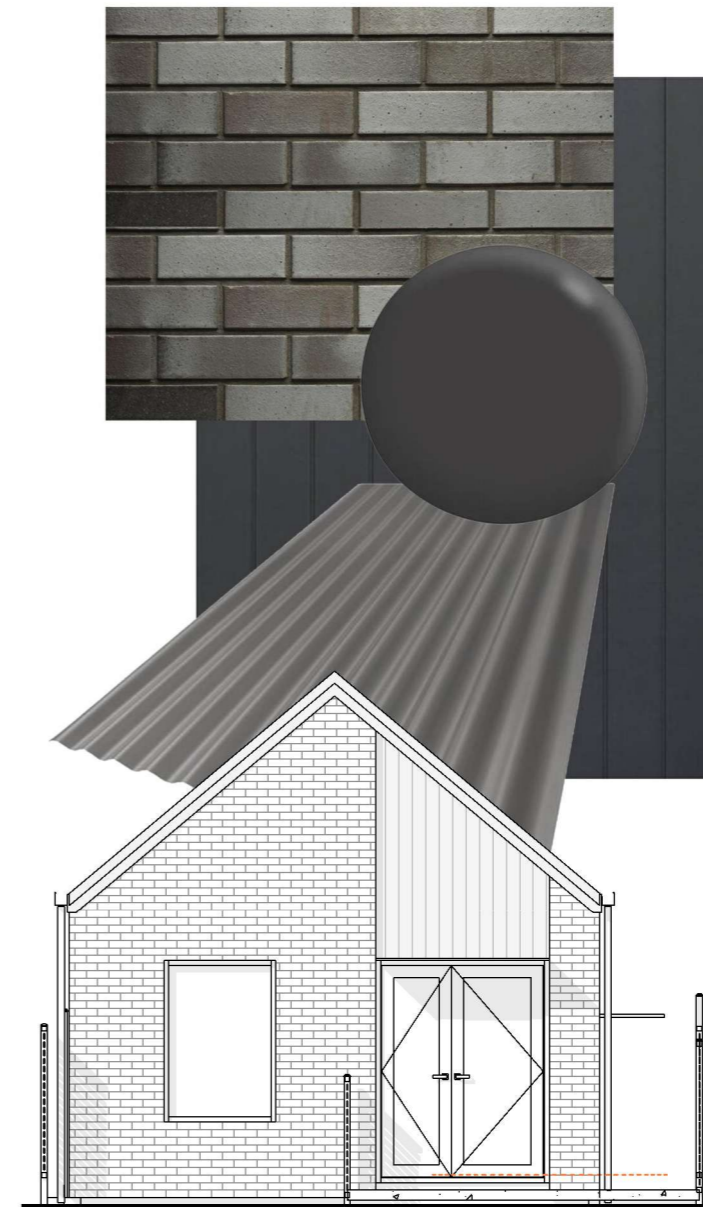
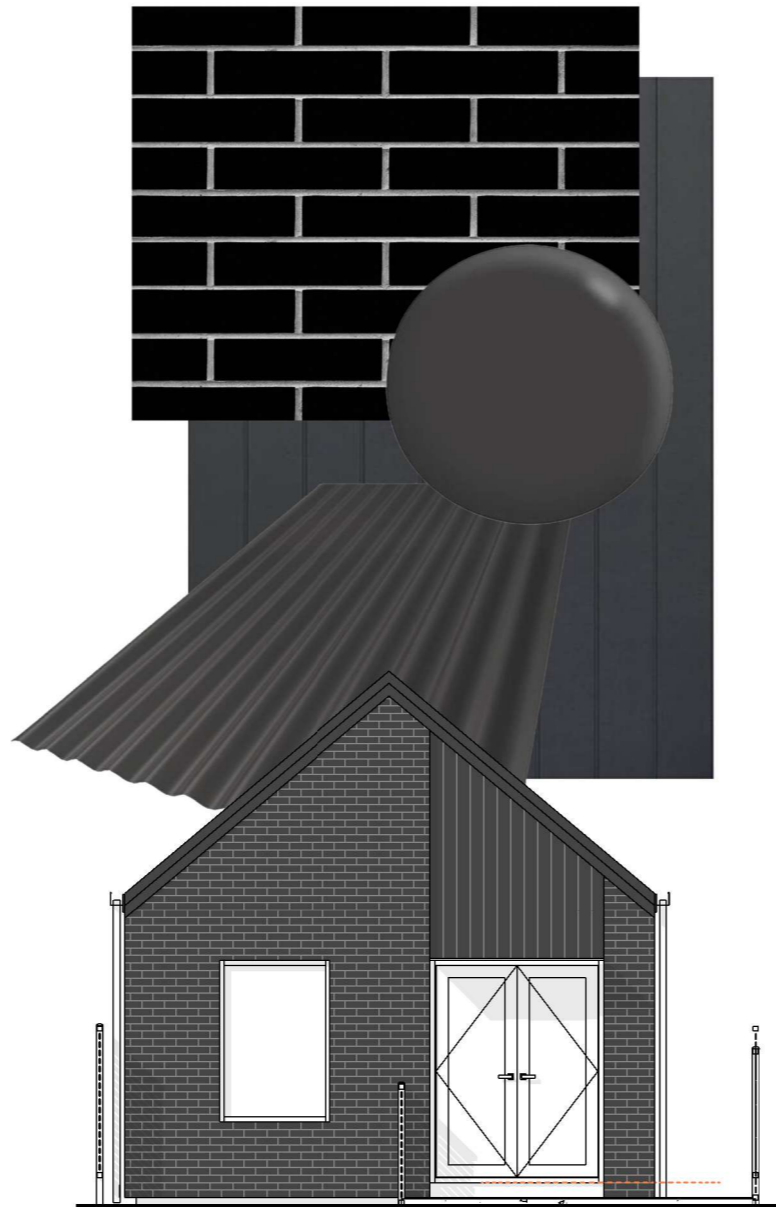
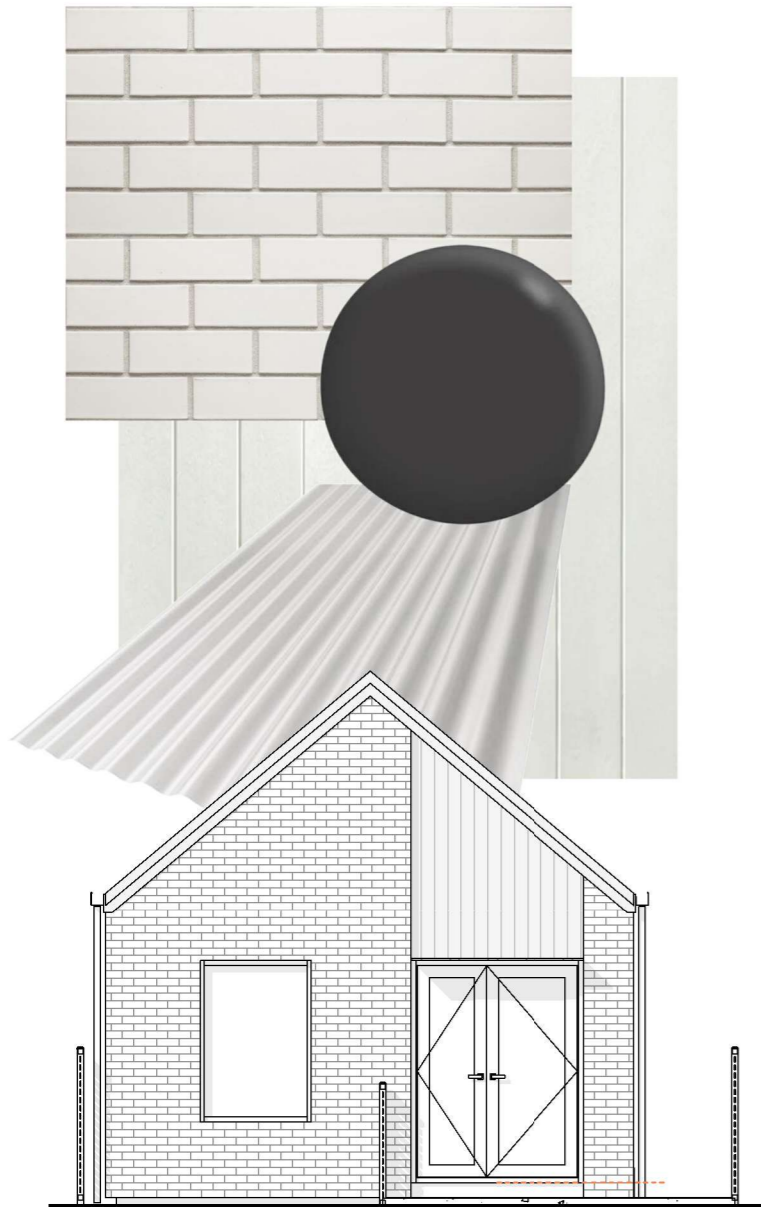
Aluminium Joinery: Matt Black

CONTRAST PALETTE

Walls: Grey Brick, Groove panel painted black

Roofing: Grey longrun metal roofing

Aluminium Joinery: Matt Black



TYPICAL UNIT - LIGHT PALETTE
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

TYPICAL UNIT - DARK PALETTE
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

TYPICAL UNIT - MID PALETTE
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

REV.B

RC07

MATERIAL PALETTE

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PROJECT No. **PROJECT NUMBER**

PLOT DATE. **7/11/2024 2:45:29 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

0 5 10 20 30 50 mm
A3 Print Scale 1 : 1
A1 Print Scale 1 : 0.5

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


RC08

MASTERPLAN - CLADDING COLOUR

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu, WELLINGTON, 5032

MATERIAL PALETTE

-  Light Palette
-  Contrast Palette
-  Dark Palette

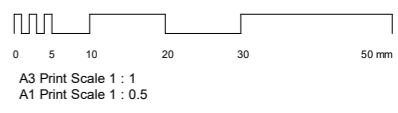


PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
PLOT DATE. **7/11/2024 2:45:37 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



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MASTERPLAN - CLADDING COLOUR
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE

RC10

UNIT DRAWINGS - TYPE B1

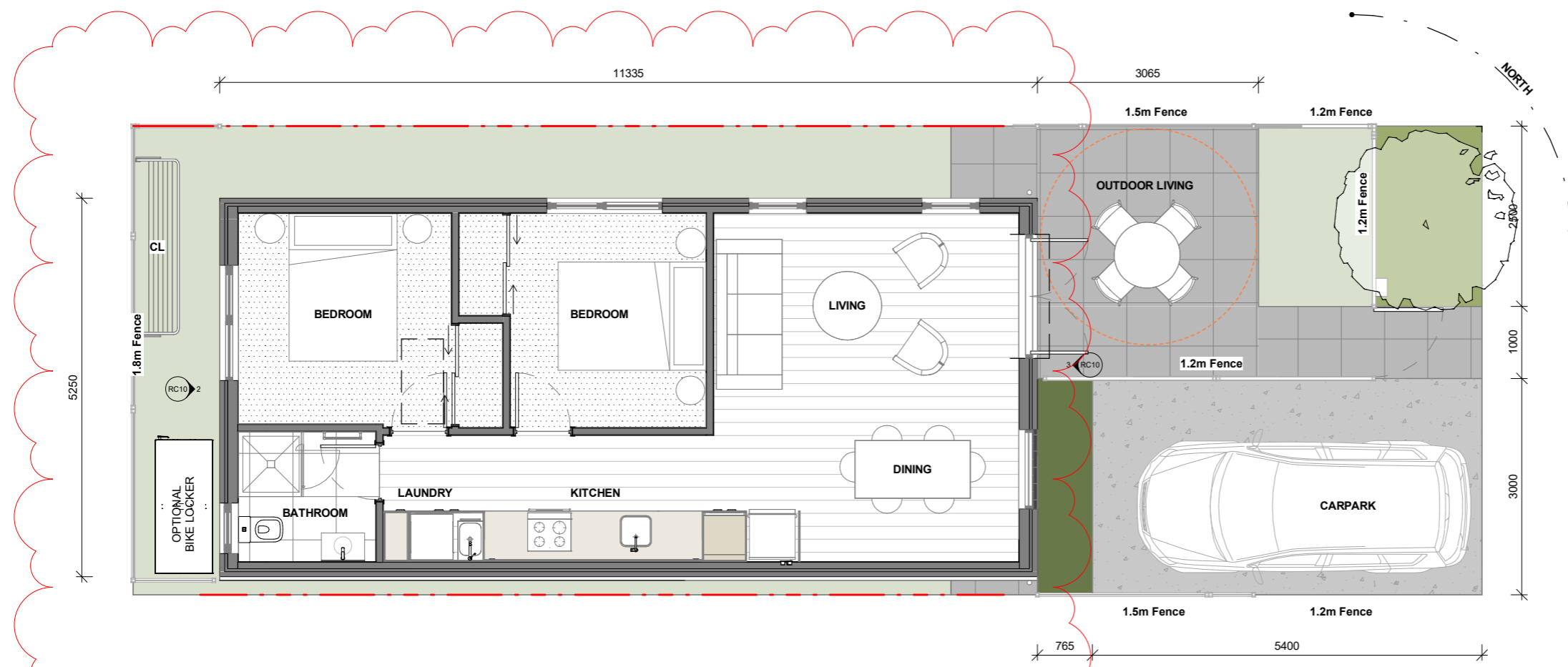
THAMES PACIFIC

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PRELIMINARY DESIGN

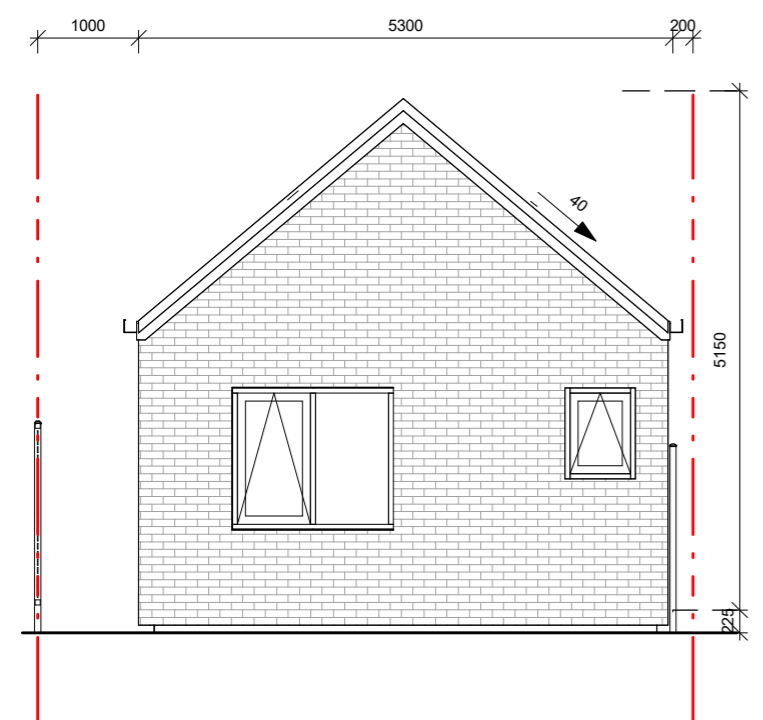
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PROJECT No. **PROJECT NUMBER**
PLOT DATE: **7/11/2024 2:45:38 pm**

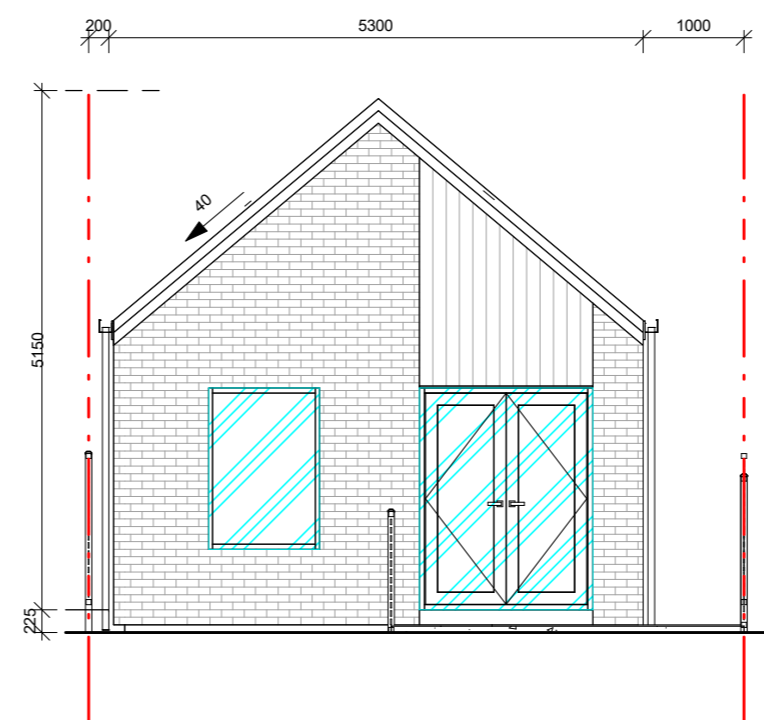


UNIT DRAWINGS - TYPE B1 FLOOR PLAN
SCALE @ A3-1 : 75 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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
3	Unit Drawings	2024/06/27



UNIT DRAWINGS - TYPE B1 REAR ELEVATION
SCALE @ A3-1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE B1 FRONT ELEVATION
SCALE @ A3-1 : 75 | SCALE @ A1 - DOUBLE SCALE

- UNIT NOTES**
- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
 - The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE B1, D + F COMPLIANCE

Glazing: 20% of the street-facing façade
Proposed unit Type B1 + D : 26.2%

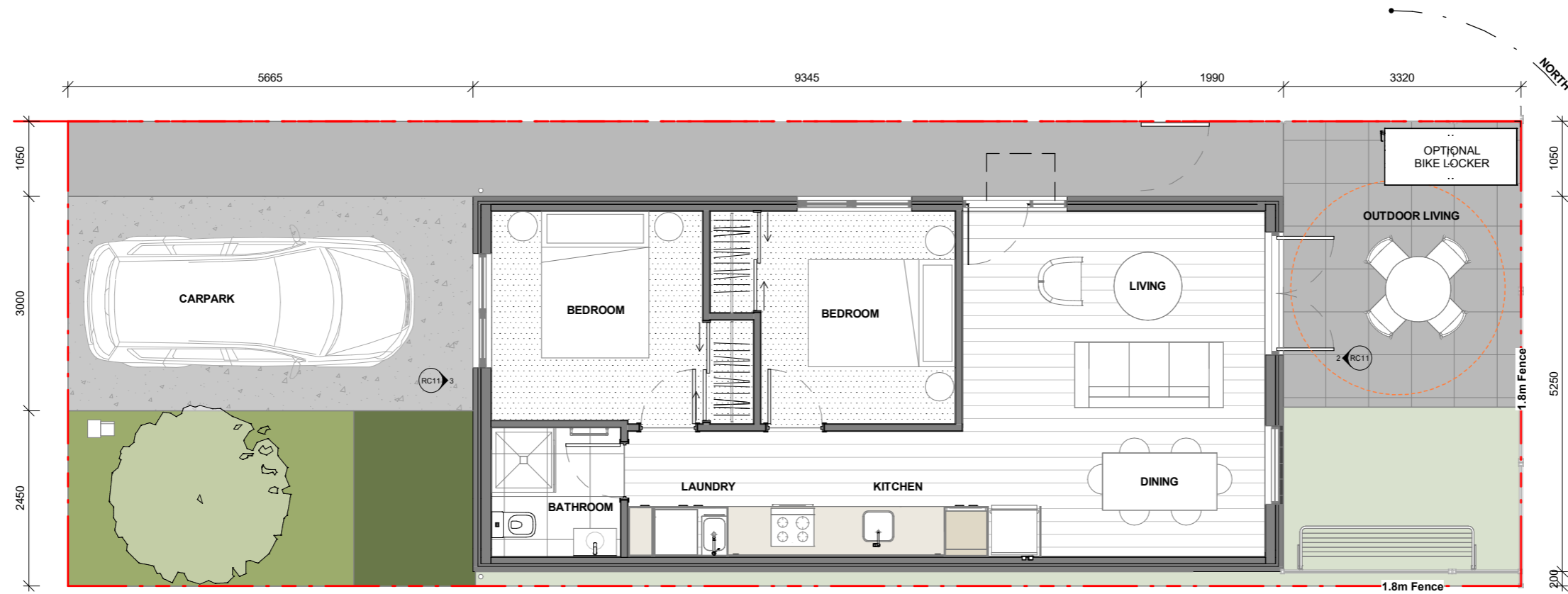
Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant
17m² + 4.8m² share of communal park

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant

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UNIT DRAWINGS - TYPE B2 FLOOR PLAN
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

REV. B

RC11

UNIT DRAWINGS - TYPE B2

THAMES PACIFIC

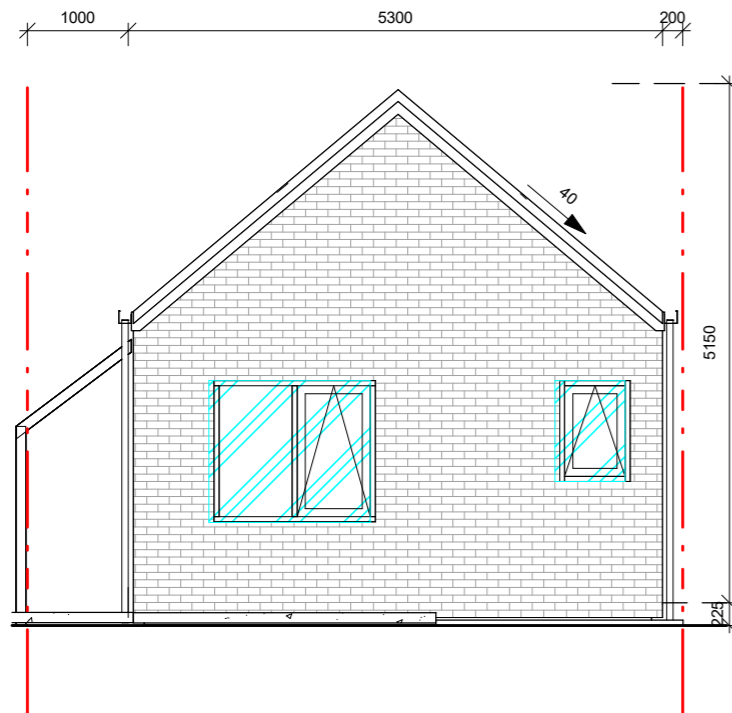
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PRELIMINARY DESIGN

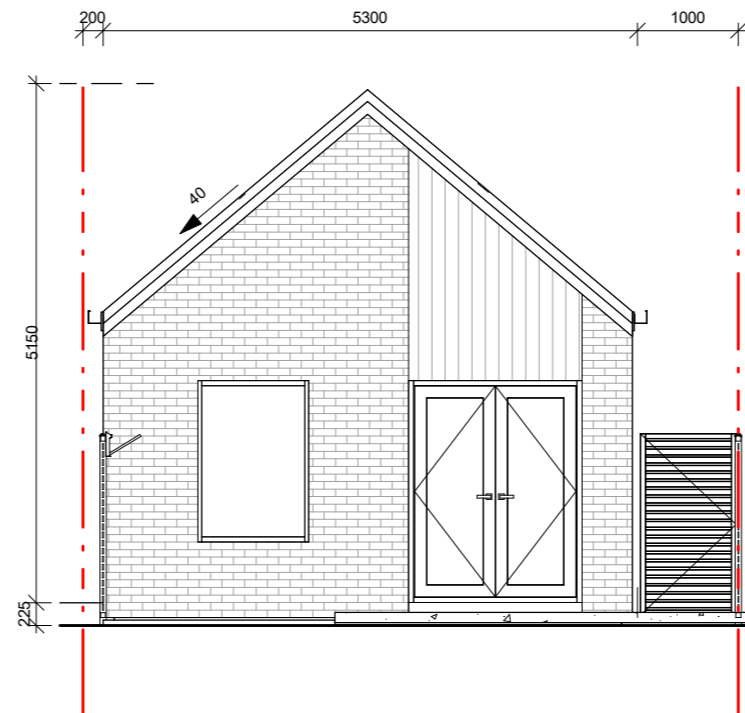
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PLOT DATE: **7/11/2024 2:45:42 pm**



UNIT DRAWINGS - TYPE B2 FRONT ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE B2 REAR ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

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
3	Unit Drawings	2024/06/27

UNIT NOTES

- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
- The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE B2 COMPLIANCE

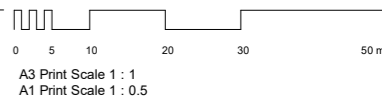
Glazing: 20% of the street-facing façade
Proposed unit Type B2 : 15.5%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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RC12

UNIT DRAWINGS - TYPE C1

THAMES PACIFIC

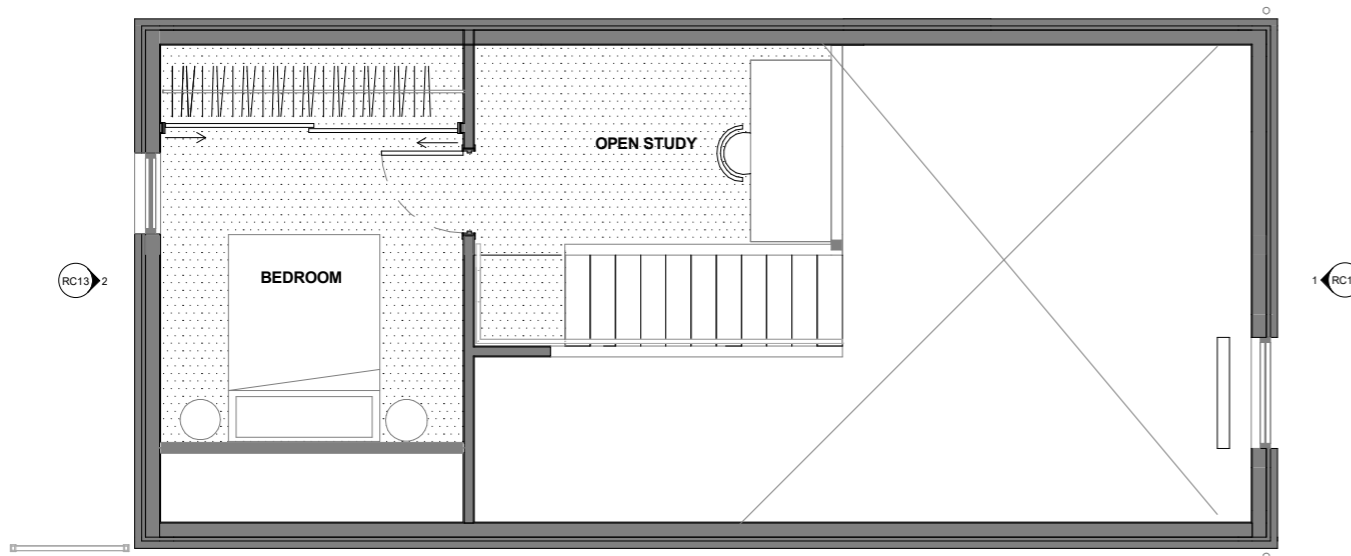
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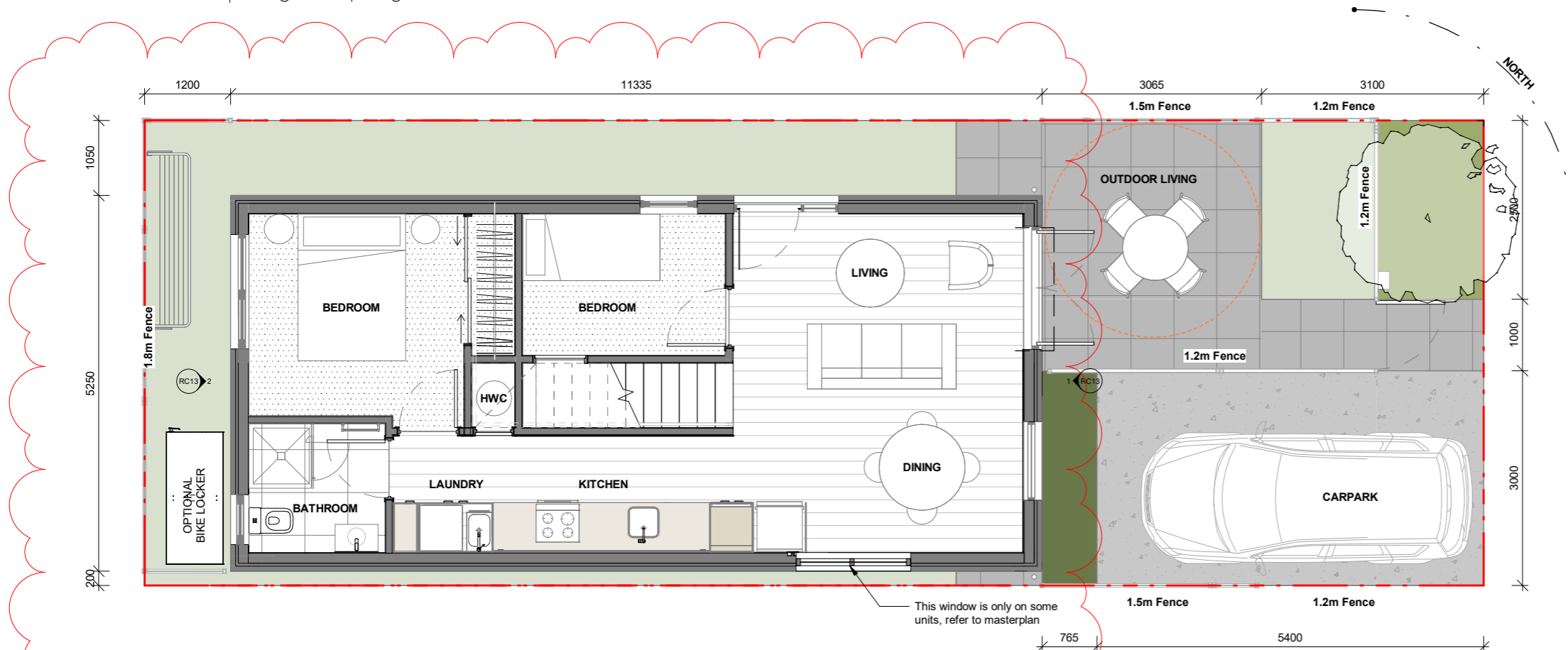
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PLOT DATE: **7/11/2024 2:45:43 pm**



UNIT DRAWINGS - TYPE C1 LEVEL 1 PLAN

SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE C1 GROUND FLOOR PLAN

SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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
3	Unit Drawings	2024/06/27

UNIT NOTES

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- The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE C1 COMPLIANCE

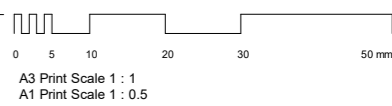
Glazing: 20% of the street-facing façade
Proposed unit Type C : 28.5%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant
17m² + 4.8m² share of communal park

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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RC13

UNIT DRAWINGS - TYPE C1

THAMES PACIFIC

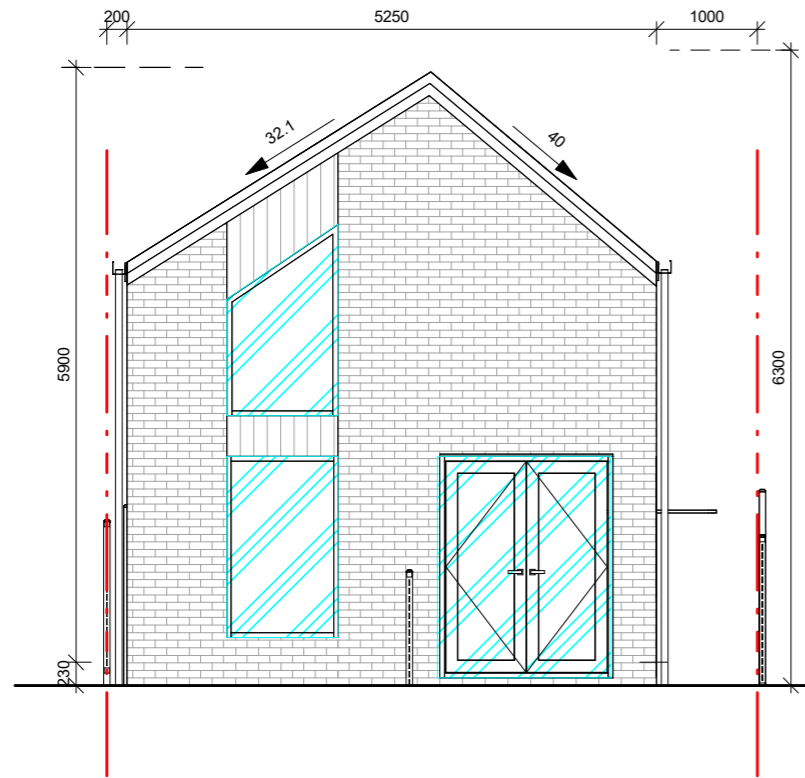
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PRELIMINARY DESIGN

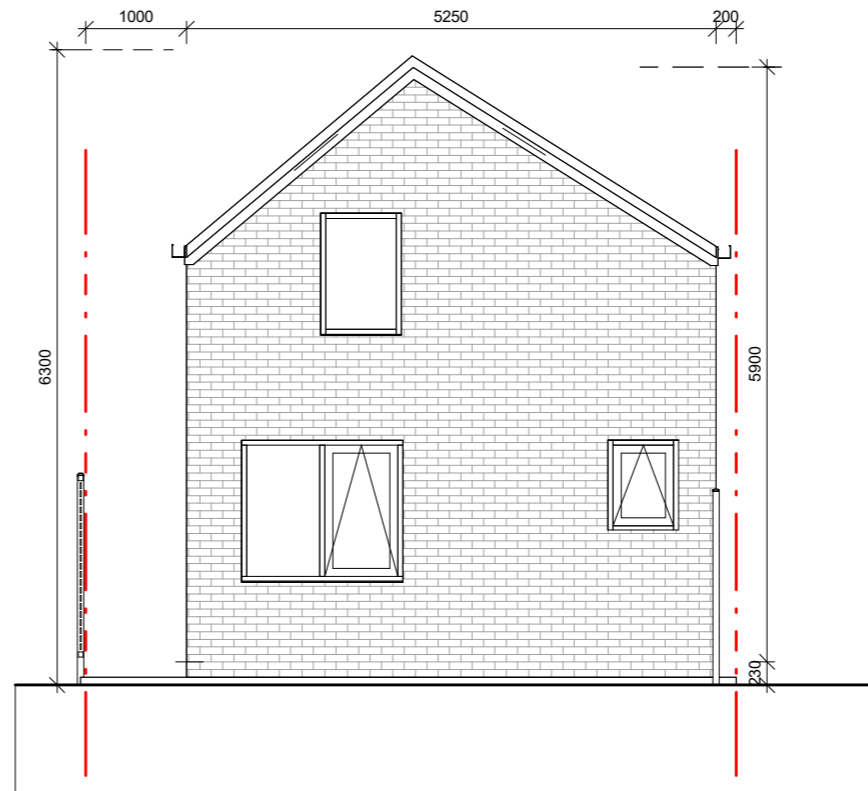
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PLOT DATE. **7/11/2024 2:45:44 pm**



UNIT DRAWINGS - TYPE C1 FRONT ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE C1 REAR ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

UNIT NOTES

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- The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE C1 COMPLIANCE

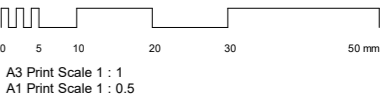
Glazing: 20% of the street-facing façade
Proposed unit Type C : 28.5%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant
17m² + 4.8m² share of communal park

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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RC14

UNIT DRAWINGS - TYPE C2

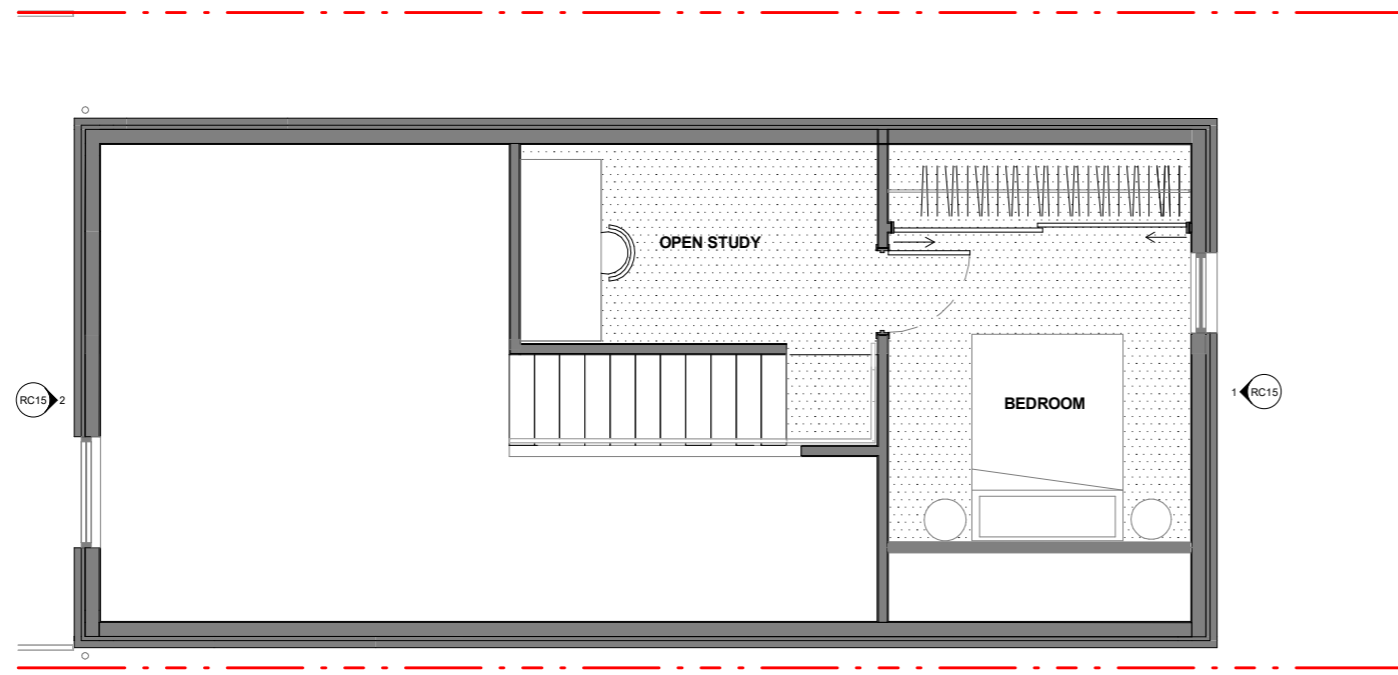
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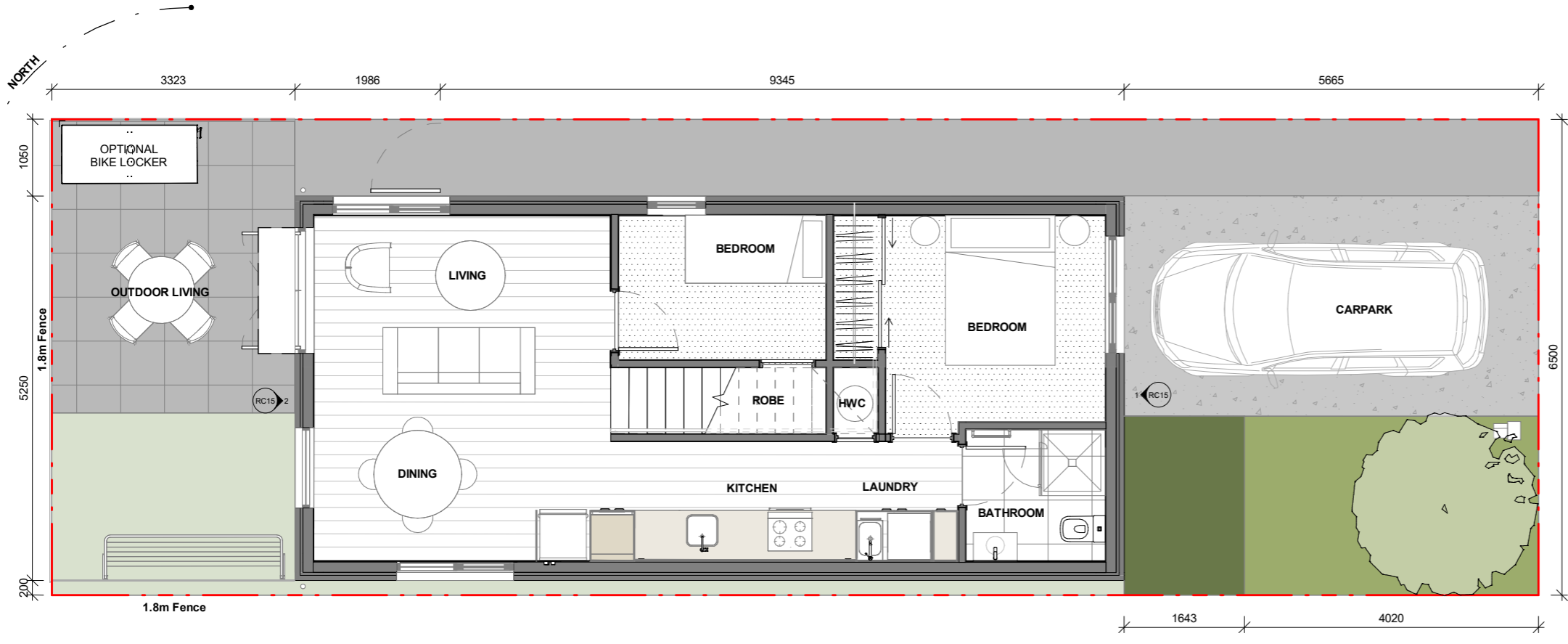
PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
PLOT DATE: **7/11/2024 2:45:45 pm**



UNIT DRAWINGS - TYPE C2 LEVEL 1 PLAN
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE C2 GROUND FLOOR PLAN
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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
3	Unit Drawings	2024/06/27

- UNIT NOTES**
- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
 - The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE C2 COMPLIANCE

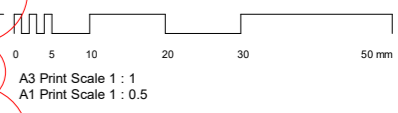
Glazing: 20% of the street-facing façade
Proposed unit Type C : 28.5%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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RC15

UNIT DRAWINGS - TYPE C2

THAMES PACIFIC

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PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**
PLOT DATE. **7/11/2024 2:45:46 pm**

M NO.	RC RFIS DESCRIPTION	2024/09/07 DATE

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.



UNIT TYPE C2 COMPLIANCE

Glazing: 20% of the street-facing façade
Proposed unit Type C : 28.5%

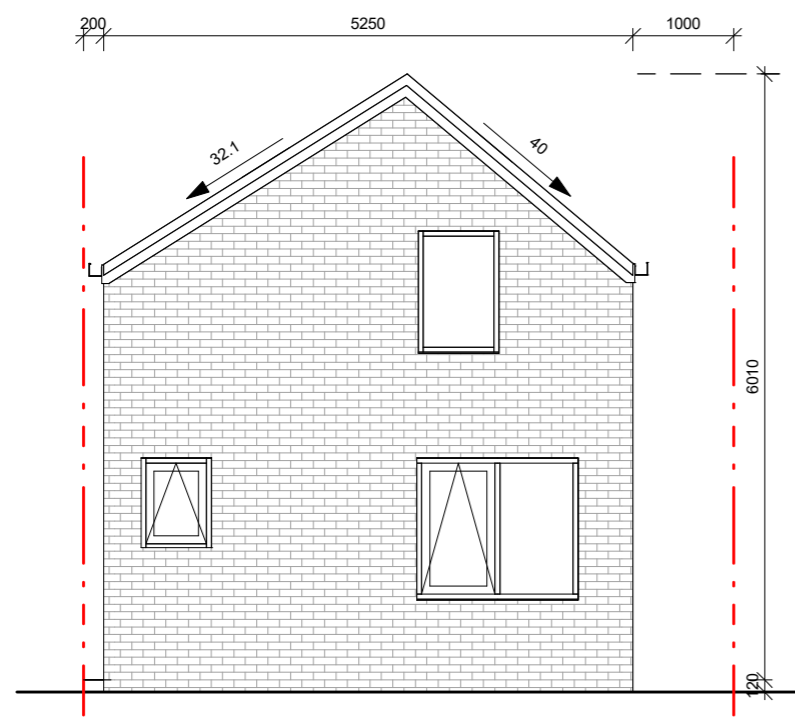
Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

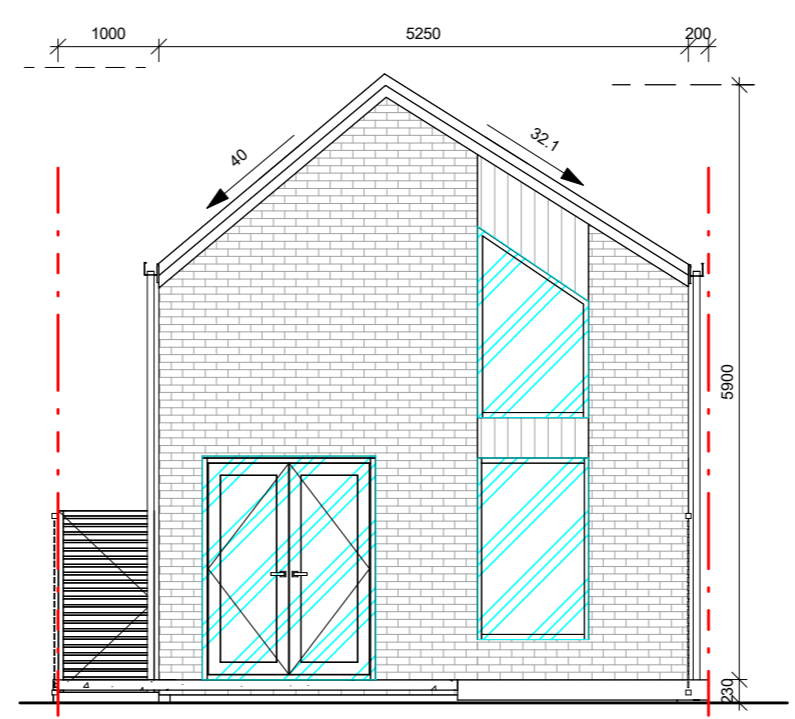
Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant

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UNIT DRAWINGS - TYPE C2 FRONT ELEVATION
SCALE @ A3 -1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE C2 REAR ELEVATION
SCALE @ A3 -1 : 75 | SCALE @ A1 - DOUBLE SCALE

RC16

UNIT DRAWINGS - TYPE D

THAMES PACIFIC

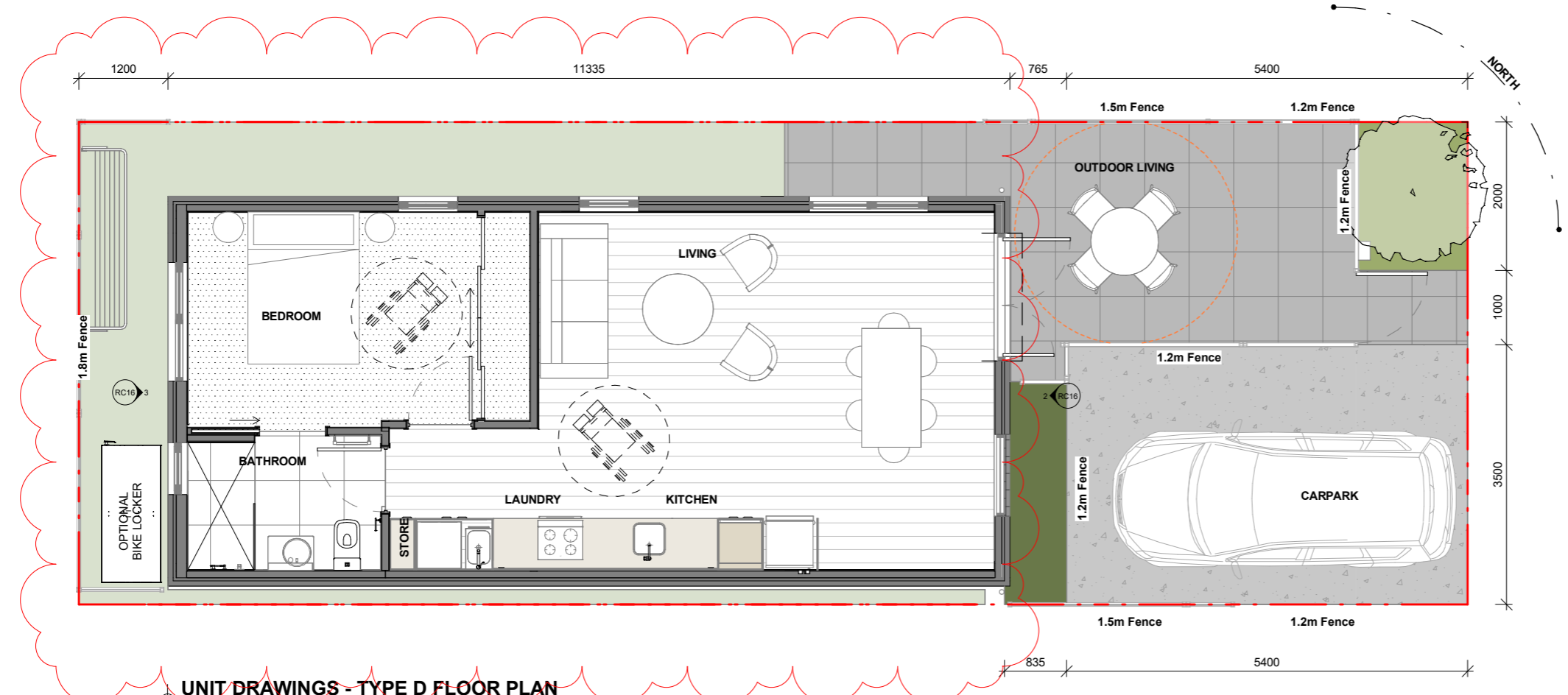
160 Mazengarb Road, Paraparaumu, WELLINGTON, 5032

PRELIMINARY DESIGN

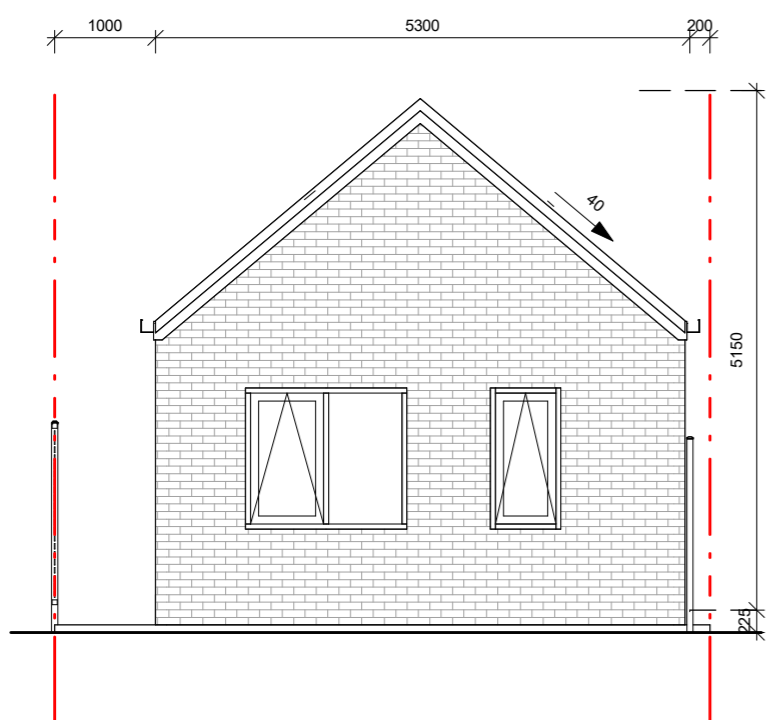
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PROJECT No. PROJECT NUMBER
PLOT DATE. 7/11/2024 2:45:47 pm

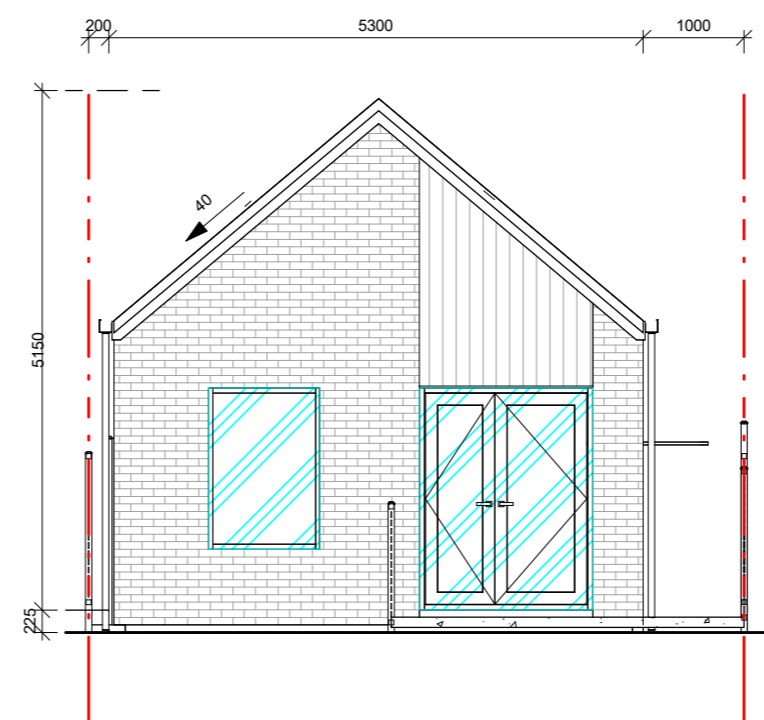
NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
B	RC Drawings 02	2024/07/24
A	RC Drawings	2024/07/22
8	Draft RC drawings 02	2024/07/18
4	Draft RC drawings	2024/07/04
3	Unit Drawings	2024/06/27



UNIT DRAWINGS - TYPE D FLOOR PLAN
SCALE @ A3 -1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE D REAR ELEVATION
SCALE @ A3 -1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE D FRONT ELEVATION
SCALE @ A3 -1 : 75 | SCALE @ A1 - DOUBLE SCALE

- UNIT NOTES**
- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
 - The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE B1, D + F COMPLIANCE

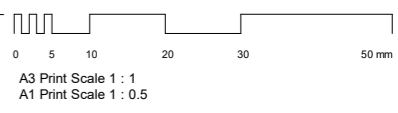
Glazing: 20% of the street-facing façade
Proposed unit Type B1 + D : 26.2%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant
17m² + 4.8m² share of communal park

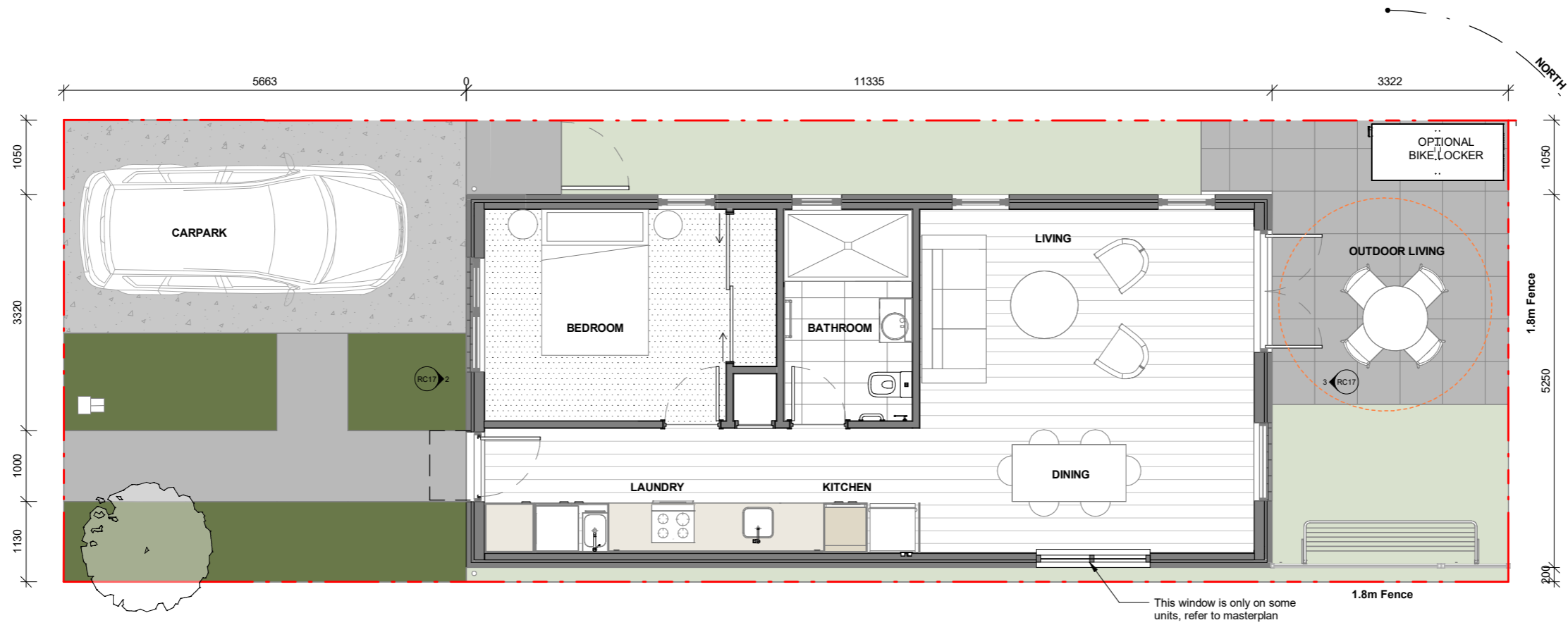
Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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UNIT DRAWINGS - TYPE E1 FLOOR PLAN
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

REV.B

RC17

UNIT DRAWINGS - TYPE E1

THAMES PACIFIC

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PRELIMINARY DESIGN

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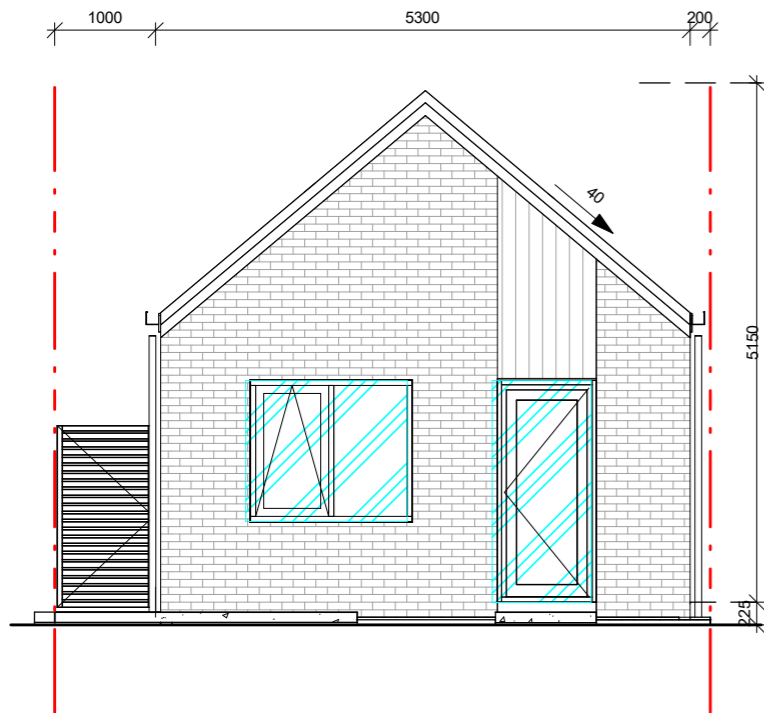
PROJECT No. **PROJECT NUMBER**

PLOT DATE: **7/11/2024 2:45:48 pm**

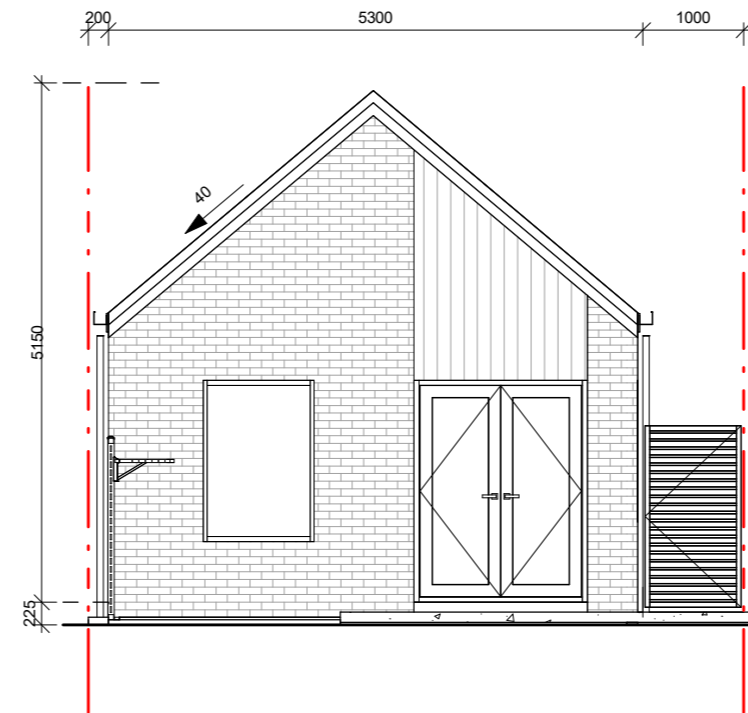
NO.	DESCRIPTION	DATE
B	RC Drawings 02	2024/07/24
A	RC Drawings	2024/07/22
8	Draft RC drawings 02	2024/07/18
4	Draft RC drawings	2024/07/04
3	Unit Drawings	2024/06/27

UNIT NOTES

- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
- The north indicator is indicative, refer to the masterplan for unit aspect and location.



UNIT DRAWINGS - TYPE E1 FRONT ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE E1 REAR ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

UNIT TYPE E1 COMPLIANCE

Glazing: 20% of the street-facing façade
Proposed unit Type E1 : 20.7%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant

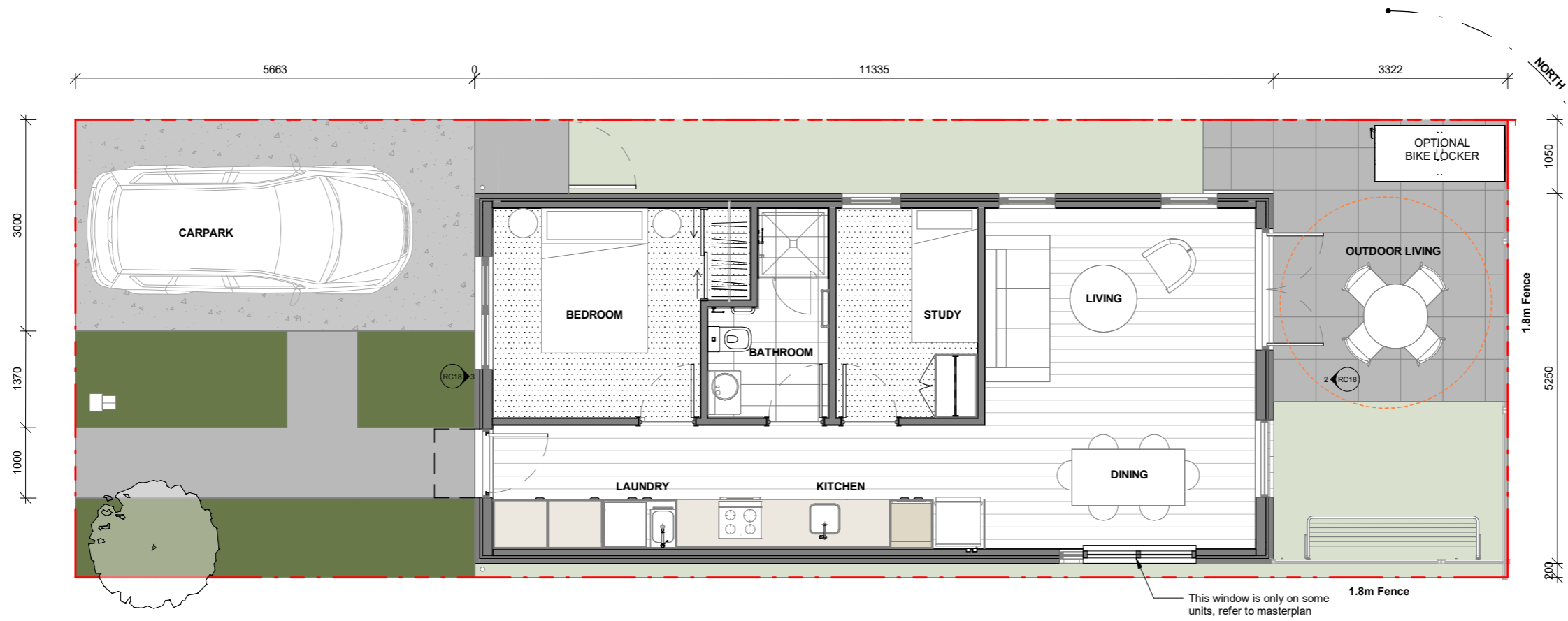
Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant



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UNIT DRAWINGS - TYPE E2 FLOOR PLAN

SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

REV.B

RC18

UNIT DRAWINGS - TYPE E2

THAMES PACIFIC

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PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**

PLOT DATE: **7/11/2024 2:45:52 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
3	Unit Drawings	2024/06/27

UNIT NOTES

- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
- The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE E2 COMPLIANCE

Glazing: 20% of the street-facing façade
Proposed unit Type E2 : 15.5%

Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant

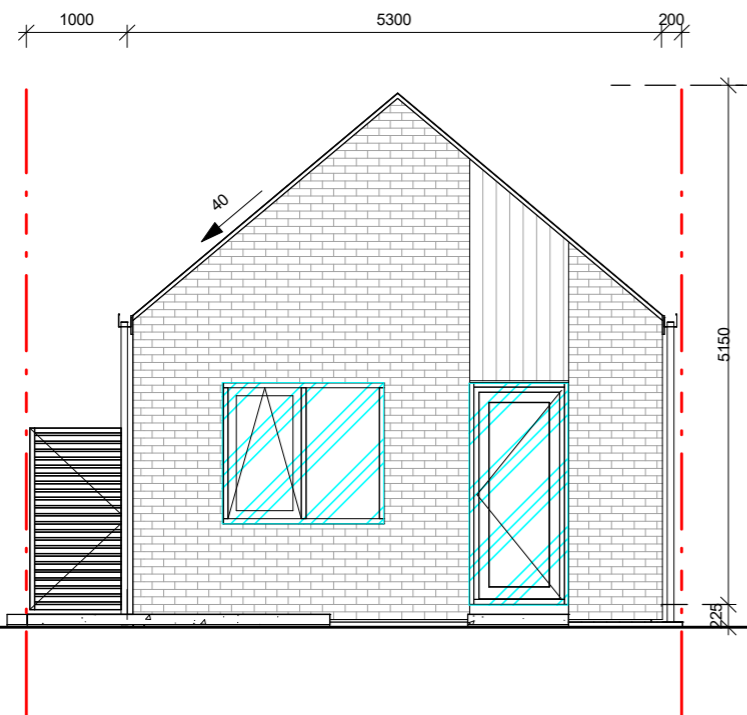
Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant

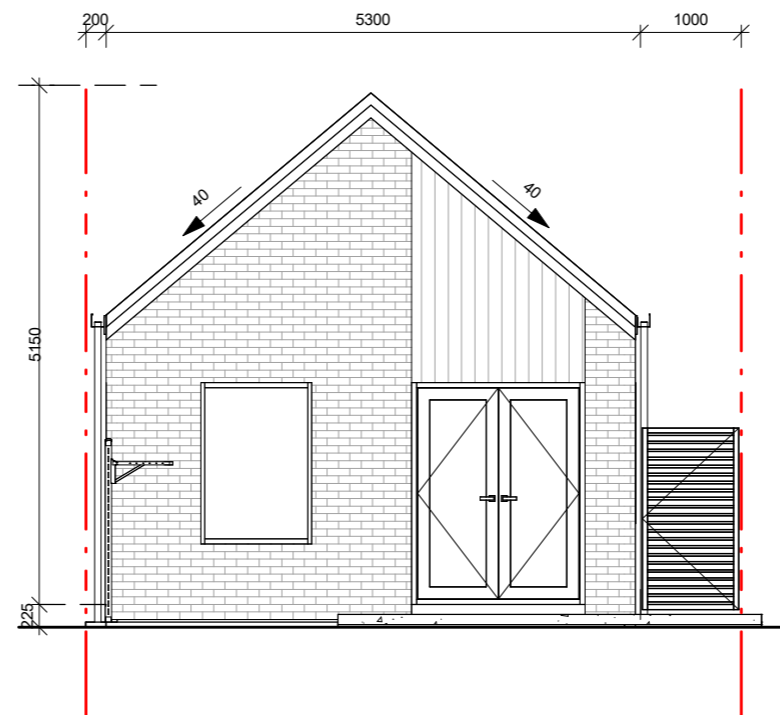


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UNIT DRAWINGS - TYPE E2 FRONT ELEVATION

SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE E2 REAR ELEVATION

SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE

RC19

UNIT DRAWINGS - TYPE F

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu, WELLINGTON, 5032

PRELIMINARY DESIGN

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PROJECT No. PROJECT NUMBER
PLOT DATE. 7/11/2024 2:45:57 pm

NO.	DESCRIPTION	DATE
M	RC RFIS	2024/09/07
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
3	Unit Drawings	2024/06/27

- UNIT NOTES**
- The landscape shown in these drawings is typical, refer to the masterplan and landscape plans for detailed landscape information.
 - The north indicator is indicative, refer to the masterplan for unit aspect and location.

UNIT TYPE B1, D + F COMPLIANCE

Glazing: 20% of the street-facing façade
Proposed unit Type B1 + D : 26.2%

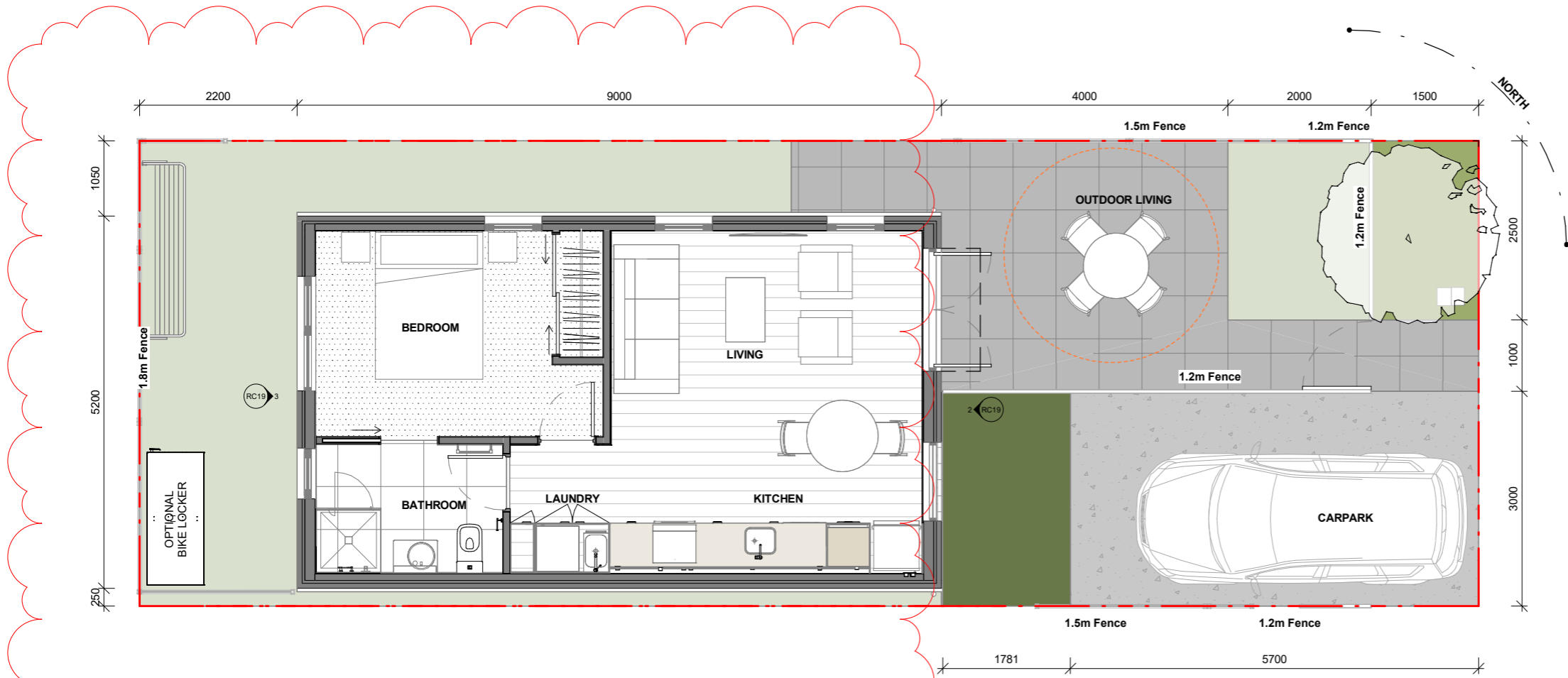
Outdoor living space (one per unit):
Ground floor: 20m², 3m dimension
Proposed unit : Compliant
17m² + 4.8m² share of communal park

Outlook space (per unit):
Principal living room: 4m depth, 4m width
All other habitable rooms: 1m depth, 1m width
Proposed unit : Compliant

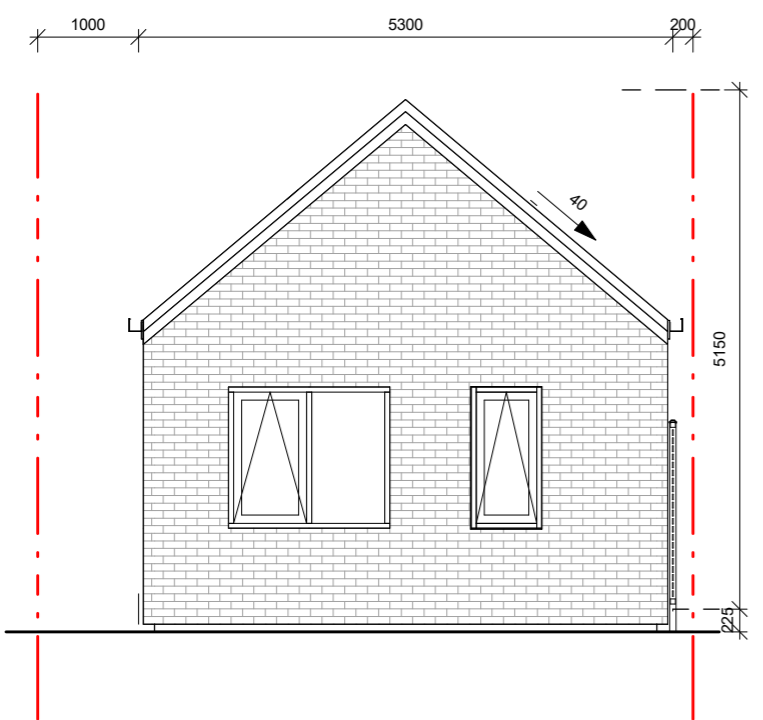
Building height: 11m
Proposed unit : Compliant

Setbacks:
Front yard: 1.5m
Side yard: 1m
Rear yard: 1m
Proposed unit : Compliant

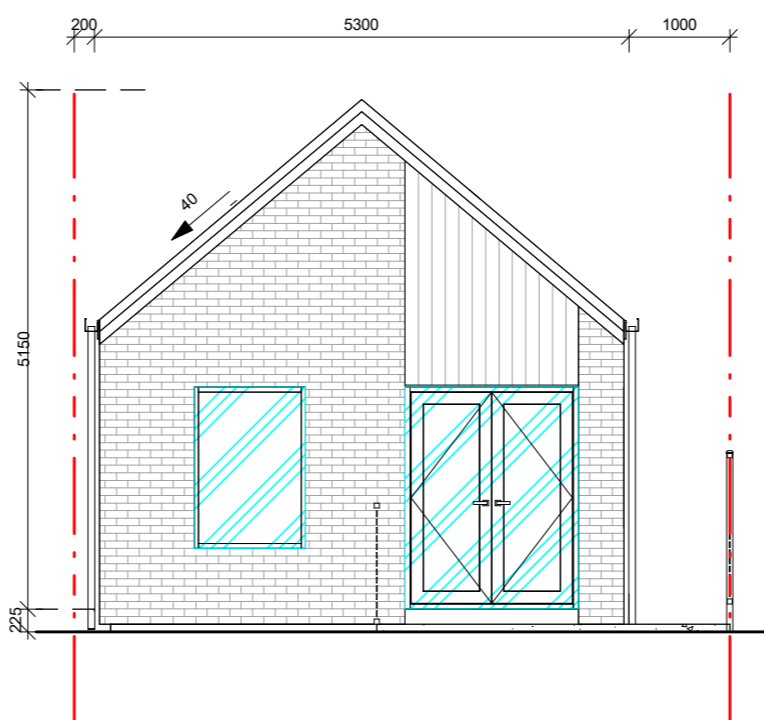
Wellington	+64 4 920 0032	wn@dgse.co.nz
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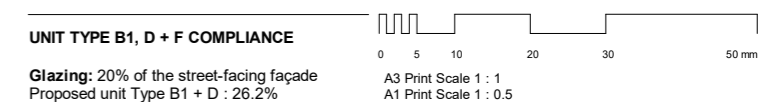
UNIT DRAWINGS - TYPE F FLOOR PLAN
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE F REAR ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



UNIT DRAWINGS - TYPE F FRONT ELEVATION
SCALE @ A3 - 1 : 75 | SCALE @ A1 - DOUBLE SCALE



RC20

SITE ELEVATIONS

THAMES PACIFIC

160 Mazengarb Road, Paraparaumu,
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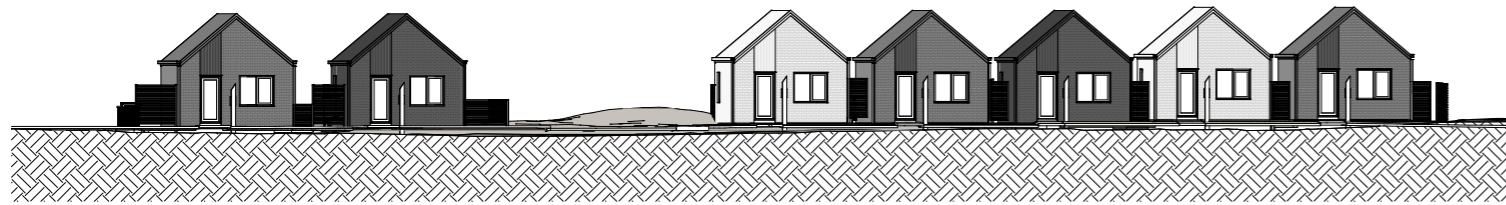
PRELIMINARY DESIGN

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PROJECT No. **PROJECT NUMBER**

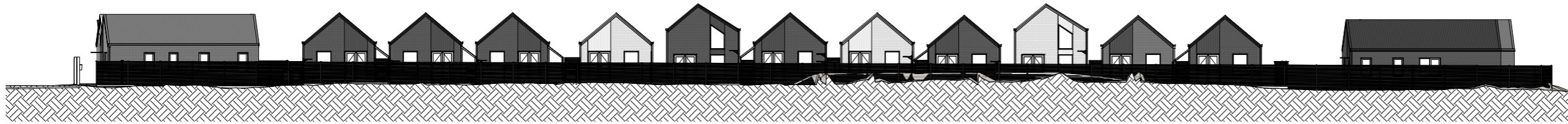
PLOT DATE: **7/11/2024 2:46:08 pm**

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 ELEVATION - EAST BOUNDARY (MAZENGARB RD)

SCALE @ A3 -1 : 350 | SCALE @ A1 - DOUBLE SCALE



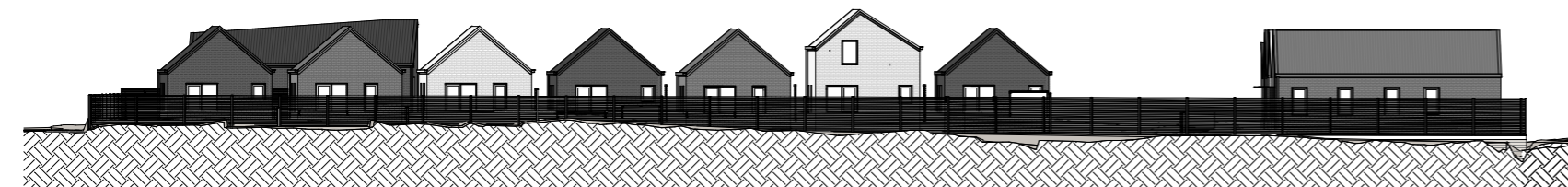
SITE ELEVATION - NORTHERN BOUNDARY

SCALE @ A3 -1 : 350 | SCALE @ A1 - DOUBLE SCALE



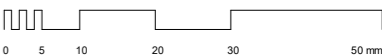
SITE ELEVATION - SOUTHERN BOUNDARY

SCALE @ A3 -1 : 350 | SCALE @ A1 - DOUBLE SCALE



SITE ELEVATION - WESTERN BOUNDARY

SCALE @ A3 -1 : 350 | SCALE @ A1 - DOUBLE SCALE



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

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