



Landscape Architecture Collective
Level 3, 11 Vivian St, Te Aro, Wellington
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Memorandum response to Landscape and Visual Assessment Peer Review

Project	Waikanae North	To	Emma McRae
Project Ref	2505-1362	Company	Boffa Miskell Ltd
Date	15 July 2026	From	Local Landscape Architecture

This memorandum responds to the landscape peer review prepared by Boffa Miskell (dated 27 January 2026) and the subsequent Draft Landscape and Visual Review (received on 7 July 2026) in relation to the Fast-track Approvals Act application for the proposed development at 169–171 Peka Peka Road, Waikanae.

Prepared by Sam Hendrikse and Dan Males, the memorandum addresses the following matters:

- Clarification of the natural character assessment
- Compliance of drawings and viewpoint photographs with NZILA guidelines
- Illustration of landscape and visual effects on dune landforms
- Expansion of the mitigation buffer planting to the requested depth and evidence of effectiveness
- Further detail on earthworks, cut faces and retaining walls
- Commitment to a Landscape Management Plan (LMP)

Additional drawings have been attached to support this memorandum and address specific areas where clarification is needed or further evidence is required. These include:

- LA1.01 Illustrative Masterplan
- LA3.11 Retaining walls plan
- LA5.00 Existing Vegetation Plan
- LA7.01 Site Section 01
- LA7.02 Site Section 02
- LA7.03 Site Section 03
- LA7.04 Site Section 04
- LA7.05 Site Section 05
- LA7.11 Site Sections 08 & 09
- LA7.12 Site Sections 10 & 11
- LA7.13 Site Sections 12 & 13
- LA7.14 Site Sections 14 & 15
- LA7.21 Site Section 16
- LA7.22 Site Section 17
- LA7.31 Site Elevation/Section 20

Natural Character Assessment

The landscape character assessment was updated following the initial peer review in November 2025 and included a more thorough assessment of the site's natural character. While there is no specific section for natural character, the Character Effects section (9.2) encompasses a range of character effects applicable to the site, including natural character, and notes the site's natural character will change considerably as a result of the development. The assessment considered the natural character of the site as a whole, rather than interrogating specific features within the site. While some parts of the site will experience adverse natural character effects due to the introduction of manmade features such as houses and roads, other parts will experience positive natural character effects as wetlands and dunes are returned to a more naturalised state.

The assessment concludes that this change is acceptable, with initial moderate adverse effects on character during construction reducing to low-moderate as the currently degraded dunes and unnamed wetlands are restored and enhanced as part of the development. To minimise adverse effects on natural character values, the development avoids modification within areas deemed to have the highest natural character values, the two named wetlands and the most visually prominent dune peaks and ridge. To mitigate further effects on the natural character of the dunes and integrate houses within the landform, building controls such as height, colour and fencing restrictions have been applied to the lots nearest to the most prominent dune peaks. In addition to the 2 metre planted buffer shown in sections 12, 13 & 14 (LA7.13 & LA7.14), it is proposed that an additional 5 metre building setback from the open space is included on the dune lots with height restrictions to 4.5m (identified on drawing LA9.00) to ensure that houses remain appropriately located away from the dune ridge and associated mitigation planting to be screened. This will be addressed through the next iteration of consent conditions.

Natural character effects were further considered in the main application document, and NZCPS provisions were further assessed as part of Appendix 36 of the substantive application.

Drawings & Viewpoint Photographs Clarifications

A scale copy of the masterplan can be found within the Landscape Resource Consent drawing package (LA1.01 Illustrative Masterplan) and has been attached to this memorandum for your reference.

We confirm all lodged viewpoint photographs were taken with a 50 mm lens and use a single photograph with approximate site extent indicated to ensure consistency. We confirm the horizontal field of view is 26.6° and the vertical field of view is 17.8°.

Landscape & Visual Effects on Dunes

The peer review requested cross sections through the dunes to understand the scale of modification, the location of which were agreed in our meeting on 9th July 2026. These are attached.

Cross sections (Section 04 & 05, LA7.04 & 7.05) have been included with this memo to provide further evidence of the landscape and visual effects of the development on the dune landform. These sections demonstrate that the highest, most visually prominent dune tops are strictly preserved as open space without houses or roads. The visual profile of the single-storey, height-restricted dwellings ensures that the vertical scale of the development remains subservient to natural dune legibility. To further reduce the effects of houses on dune top lots, a 5 metre setback from lot boundaries has also been implemented. This change is yet to be reflected in updated consent conditions, but these will be updated to capture this aspect.

The lower dune landforms, which are proposed to accommodate a greater extent of earthworks, are less visible from outside the site and do not exhibit the same level of prominence within the dune network as the elevated dune ridgelines.

The roading and housing layout has been purposefully arranged to minimise engineered cut faces within the dune landforms. The design approach has carefully located structures and infrastructure in areas where existing tracks are present or where smaller dunes can be comprehensively recontoured, rather than creating cut faces within the more prominent dune features. This will result in a more naturalised landform consistent with the recommendations outlined in the peer review.

Buffer Mitigation Planting

Following previous discussions about the planted buffer strip assisting the integration of proposed residential land use with the adjoining rural lifestyle sites, particularly along the northeast and southeast boundaries, we confirm this has been increased to 5 metres wide.

We confirm the buffer strip will be planted at 1.5 metre centres using native, eco-sourced species with a minimum functional screening height of 4 metres within 5 years. This is expected to sufficiently screen and integrate the development with the adjacent rural-lifestyle landscape. The planted buffer is also shown in the cross sections provided (08, 09, 10 & 11, LA7.11 & LA7.12). In addition to the increased planting, selected lots against external boundaries were resized and reconfigured, following our November 2025 meeting, to reduce the quantity and linearity of houses being presented to the adjacent rural landscape. Elevation 01 (LA7.31) illustrates the northern boundary of the site, indicating lot patterns against the boundary. This elevation also shows the existing vegetation as shown on drawing LA5.00 Existing Vegetation Plan Revision F, attached.

This elevation, together with cross sections 08, 09 & 10 (LA7.11 & LA7.12), illustrates how the development will be experienced by properties north of the site on Peka Peka Road and Kensington Drive.

While we have not had access to the neighbouring property, [REDACTED] has a dwelling elevated with living accommodation oriented away from the site and an external parking/utility area facing the site. Existing offsite vegetation along the boundary provides visual screening which, in addition to the proposed 5 metre buffer planting, provides the necessary transition between rural lifestyle and proposed urban development of the site. In addition to the cross sections provided, drone photographs have been provided below to demonstrate the existing interface conditions. Longer (eastward) views are also screened by existing vegetation.



Drone photograph of the northeastern boundary (facing southeast, development site on right side of tree line).



Drone photograph of the interface with [REDACTED] (facing southeast, development site on right side of tree line).

The proposed development has the potential to affect the rural amenity of adjacent properties by introducing an urban form with a greater density of structures than the existing, open, rural site. With particular regard for the northeast boundary, three open spaces are situated to interrupt the presence of houses and the subdivision layout has been reconfigured with fewer houses aligned with the boundary. These design changes, in conjunction with the mitigation planting and existing vegetation within the site on the fence line (refer photograph below and shown on sections and elevation) which can be retained along the boundary, reduce the visual impact experienced by adjacent rural properties and assist with softening the urban-rural interface.



Drone photograph of the northeastern boundary (facing northwest, development site on left side of tree line).

The dwelling at neighbouring [REDACTED], while close to the site boundary, also has appropriate screening planting and we understand the landowner does not object to the proposal. The dwelling at [REDACTED] immediately adjoins the site where open space is proposed, is significantly lower than the site and has an existing retaining wall and vegetation that obscures views across the boundary. These factors result in a situation where, even though the house is relatively close to the boundary, the landscape and visual impact of the proposal is low. Refer to Section 04 (LA7.04) and the drone photographs below.



Drone photograph of the interface with [REDACTED] (facing southwest).



Drone photograph of the interface with [REDACTED] (facing southeast).

In addition to the proposed visual mitigation measures, the development pattern and its surrounding context reflects a form of growth that is common throughout the Kāpiti Coast, where relatively compact residential neighbourhoods adjoin larger 1–2 ha (or greater) rural-residential properties without an intervening transition area. Nearby properties on Marram Way, Arapipi Way and the northern end of Peka Peka Road/along the western edge of Paetawa Road (the latter zoned General Residential Zone) exhibit a residential density comparable to that proposed and interface directly with the rural lifestyle lots along Paetawa Road.

While the land immediately adjoining the northern and north-eastern boundaries is rural at present, it is reasonable to anticipate that this pattern may change over time. In particular, the land to the north-east, including #343 State Highway 1, comprises an approximately 35 ha area that is effectively isolated from the wider rural hinterland and which is already surrounded by existing or planned urban development. As such, it is considered likely that this land will ultimately be developed in a manner that reflects the broader urban growth occurring within the area. The masterplan recognises this potential through the inclusion of provision for future road connections to the north, supporting the logical integration of future development should it occur. While the design and associated Landscape and Visual Assessment have been prepared in the context of the current land use and ownership pattern, it is not likely that adjoining land will remain rural indefinitely.

Importantly, revisions made to the 2025 subdivision layout have significantly reduced the number of residential lots adjoining the northern and north-eastern boundaries, thereby reducing the extent of the residential-rural interface and any associated landscape and visual effects. This refinement, together with the incorporation of substantial open space areas, wetland corridors and landscape buffers along these boundaries, assists in integrating the development with its surrounding environment and creating a more coherent and legible urban edge. These measures provide an effective degree of separation from adjoining rural land, mitigate views of the development, and contribute to a more gradual transition between built form and the surrounding landscape.

When the adjoining land is offered back or sold by NZTA, the owner will have a range of opportunities available to them, ranging from essentially retaining the site as a rural property - in which case any buildings can locate well away from the residential interface. Another option would be to subdivide the site for rural lifestyle, consistent with the pattern at the nearby Kensington Drive. That would result in an appropriate residential rural lifestyle interface. Finally it is possible that a future landowner will look to develop the site for residential purposes and connect into the development using the link road that's been provided.

Consequently, the proposed development has been designed to respond appropriately to both the existing environment and the likely future urbanisation of surrounding land.

For all other boundaries the receiving environment is effectively rural lifestyle in character rather than rural. As long as appropriate interface controls and vegetation plantings are incorporated (which is the case) we consider concerns about the rural residential interface do not arise.

Earthworks, Cut Faces & Retaining Walls

Our LVA stated that retaining walls would be limited to a maximum of 1 metre in height. We have provided 2 additional cross sections as part of this memo that demonstrate the earthworks design of the steeper sites. These sections prove that through considerate building placement and design, retaining structures can be limited to 1 metre in height or less. Below is an example of what we anticipate these low-height retaining walls will look like five years post establishment.



Silverbrooke residential development, Whitby, Porirua.

There are currently no controls proposed for the height and steepness of cut faces. Your peer review recommends controls to ensure that exposed faces are not too steep to be planted and that any cut faces that cannot be planted are limited to below 1.5 metres in height. While we don't envision any unplanted batters, we would support this with the addition that any unplanted cut faces should be planted in front with species capable of screening earthworks. Beyond the designated planting zones (refer LA5.12 General Planting Zones) earthworked areas will be hydroseeded in grass while cut faces within planting zones will be planted with species from the plant palette.

Landscape Management Plan

The peer review recommended including a LMP as a condition of consent. We are open to progressing with an LMP to supplement the landscape plans that form part of the plans and details of the application, and existing consent condition wording. It would help to ensure that the mitigation measures relied upon in the LVA are correctly executed and monitored over time. This should include locations of all planting to private lots and open space, including vegetative screening and ecological planting, and ensuring that plants performance meets the standards specified in the consent. Plant species list with grades and quantities, along with a 5 year maintenance programme detailing weed control, pest management and replacement protocols should also be included. In framing this requirement, care will need to be taken to avoid duplication with the already proposed Ecological Restoration Management Plan. A future iteration of consent conditions will address this point.

Recommendations

We confirm that the lodged resource consent already included the following changes:

- Rural interface buffer mitigation planting depth increased from 2 to 5 metres
- Buffer mitigation planting density specified (1.5 m centres)
- Buffer mitigation planting to be eco-sourced

In addition, after the latest feedback and our meeting on the 9th July 2026, we propose the following refinements to our document:

- A consent condition to be added requiring a Landscape Management Plan
- Existing vegetation along boundary to be retained where appropriate (LA5.00)
- Houses within the most prominent dune top lots to be setback 5 metres from the specified boundary

Kind regards,



Sam Hendrikse
Landscape Architect



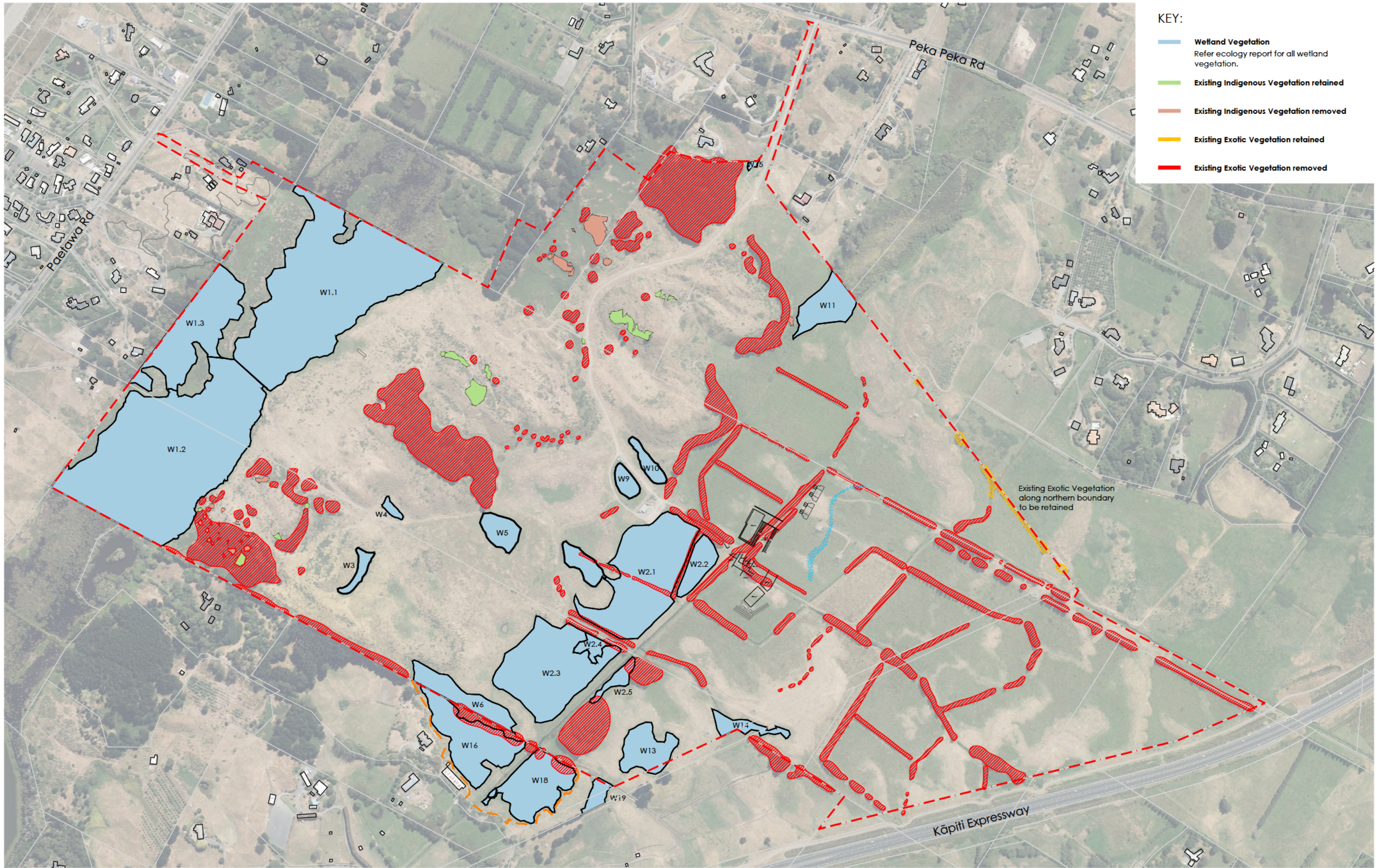
Dan Males
Director and Registered NZILA (Fellow)



Do not scale. Verify dimensions on site before commencing work.

L	Resource Consent	13.03.2026
K	Resource Consent	23.02.2026
J	Resource Consent	03.02.2026
I	Draft for Information Only	29.01.2026
H	Draft for Information Only	22.01.2026

No.	Revision Notes	Date
Not For Construction		



KEY:

- Wetland Vegetation
Refer ecology report for all wetland vegetation.
- Existing Indigenous Vegetation retained
- Existing Indigenous Vegetation removed
- Existing Exotic Vegetation retained
- Existing Exotic Vegetation removed

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F	Resource Consent	14.07.2026
E	Resource Consent	13.03.2026
D	Resource Consent DRAFT	30.01.2026
C	For Information	17.11.2025
B	Resource Consent DRAFT	02.10.2025

No. Revision Notes Date

Not For Construction

local
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North:
N

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1:6000 @A3
1:3000 @A1

Issued For: Resource Consent

Job Number:
2109-1238

Revision:
F

Project:
Waikanae North

Drawing Title:
Existing Vegetation Plan

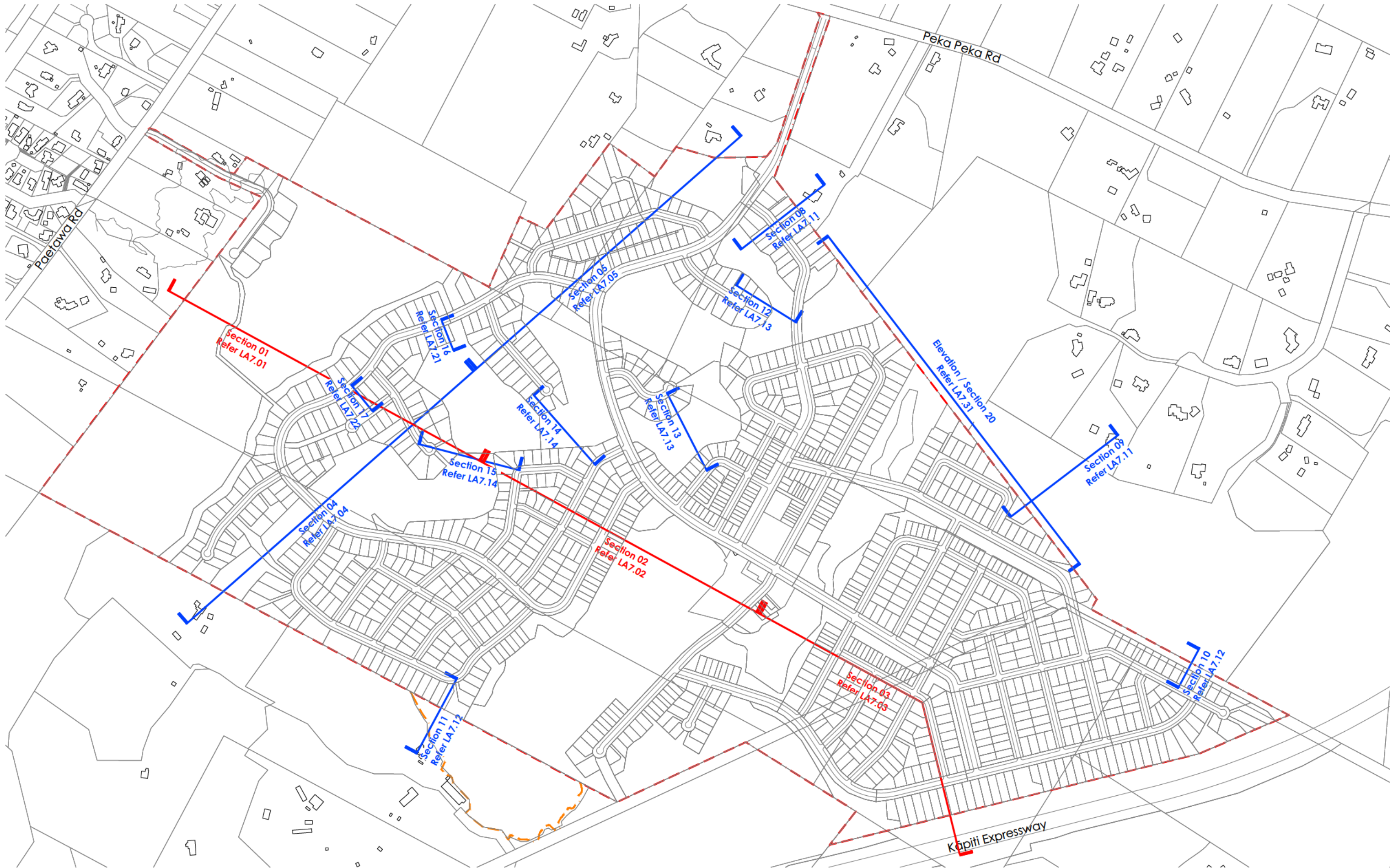
sheet 1 of 1

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Drawing No:
LA5.00



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McIndoe
Urban

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Scale:
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Issued For: Resource Consent

Job Number:
2109-1238

Revision:
A

Project:
Waikanae North
Drawing Title:
Street Sections Key Plan
sheet 1 of 1

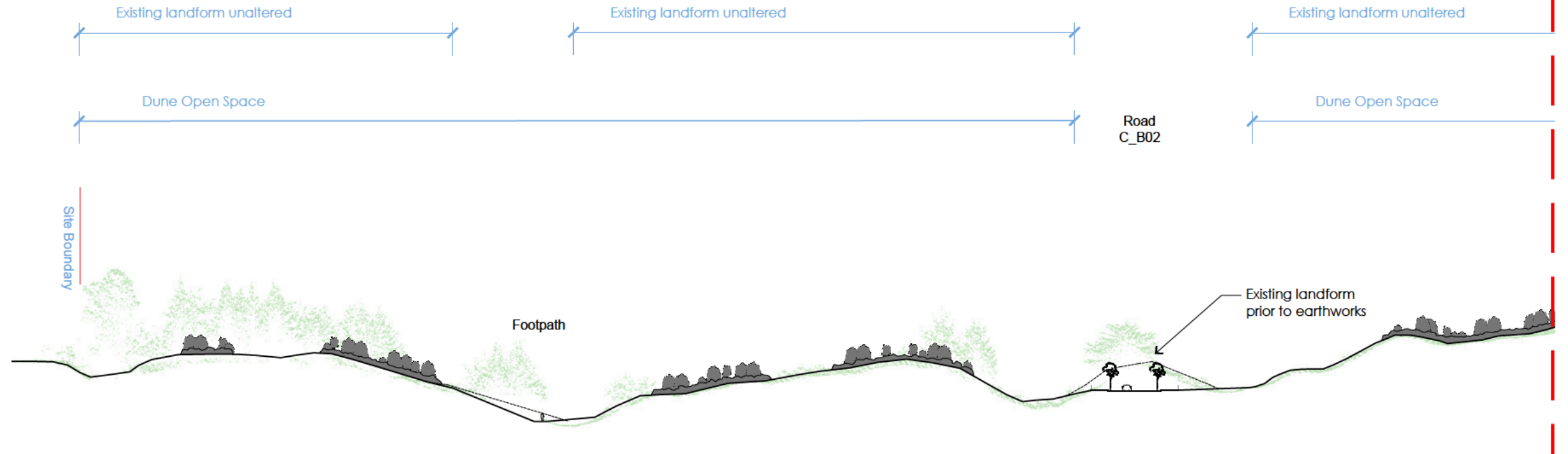
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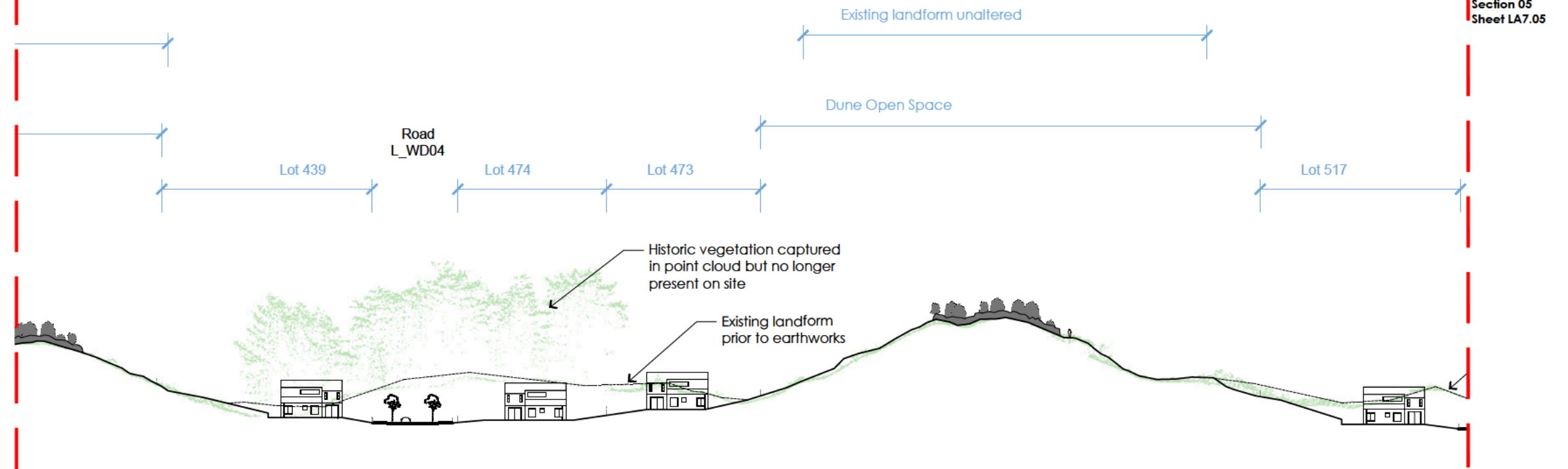
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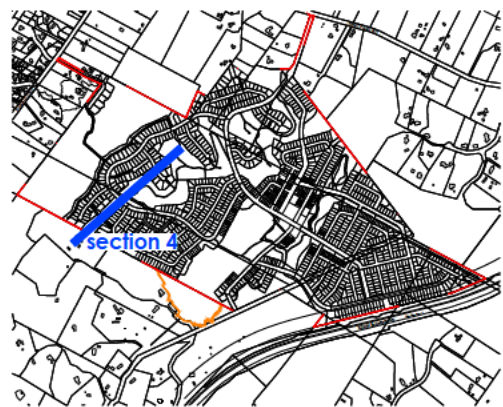
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Adjoins above



2 Site Section 04-2
Scale: 1:1,000@ A3

- Section Notes:
1. Houses shown are indicative only.
 2. Mitigation planting is shown at five years growth.
 3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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Job Number:
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Revision:
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Project:
Waikanae North
Drawing Title:
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sheet 1 of 1

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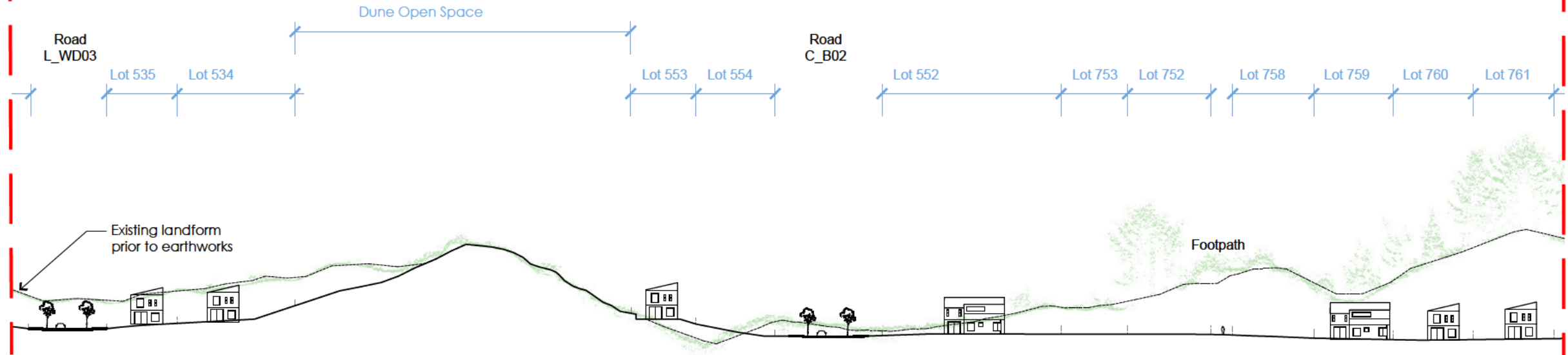
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LA7.04

Adjoins Section 04
Sheet LA7.04

Adjoins below

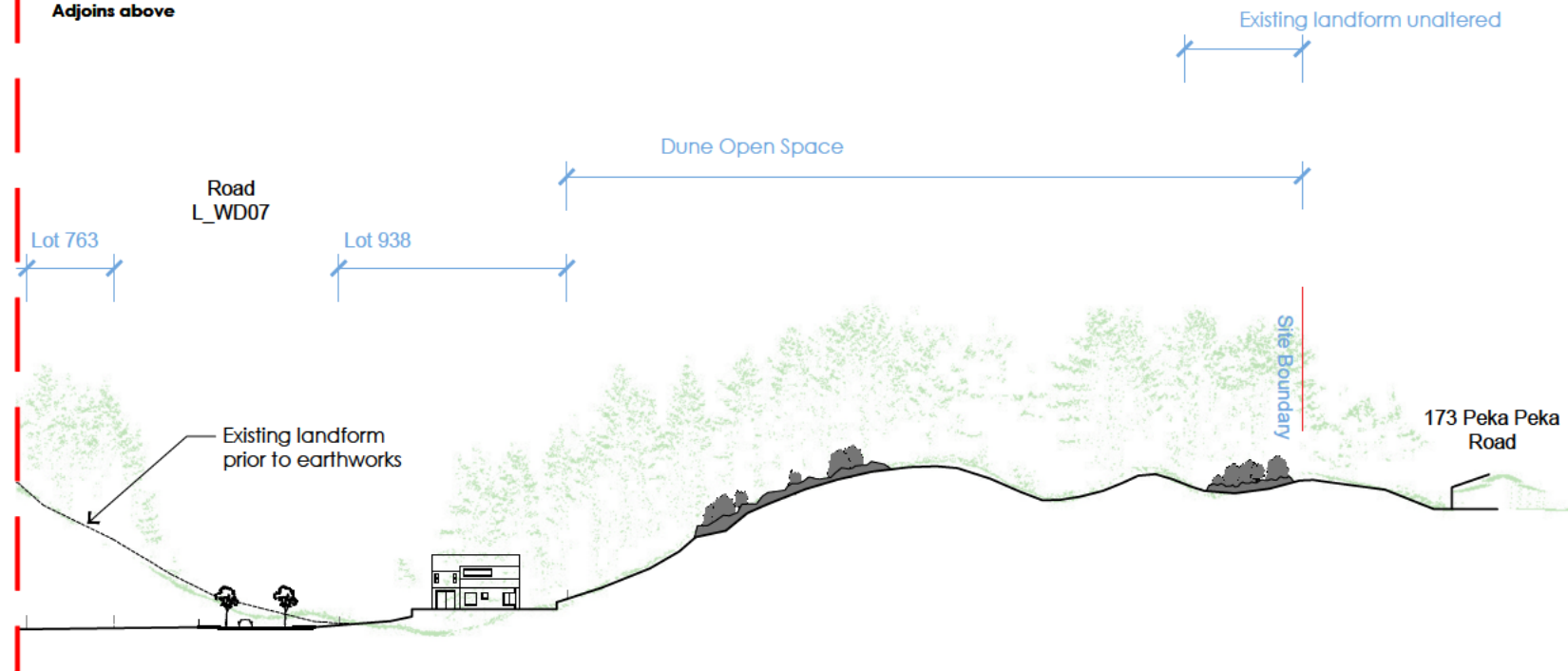


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Site Section 05-1

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Adjoins above



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Site Section 05-2

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Section Notes:

1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.
3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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Job Number:
2109-1238

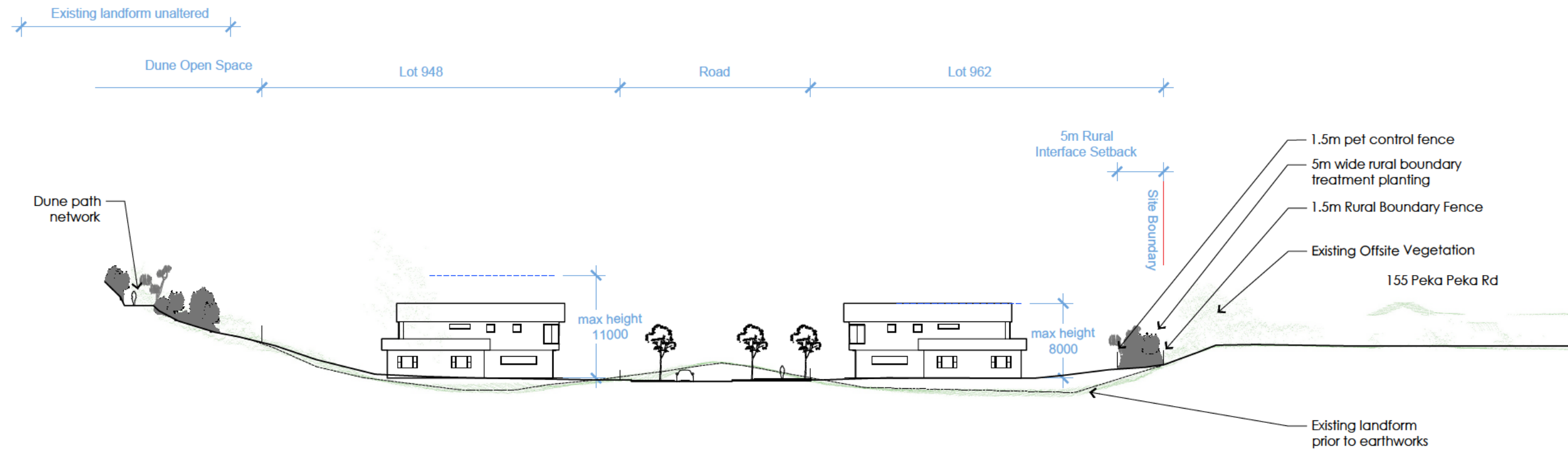
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Project:
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Drawing Title:
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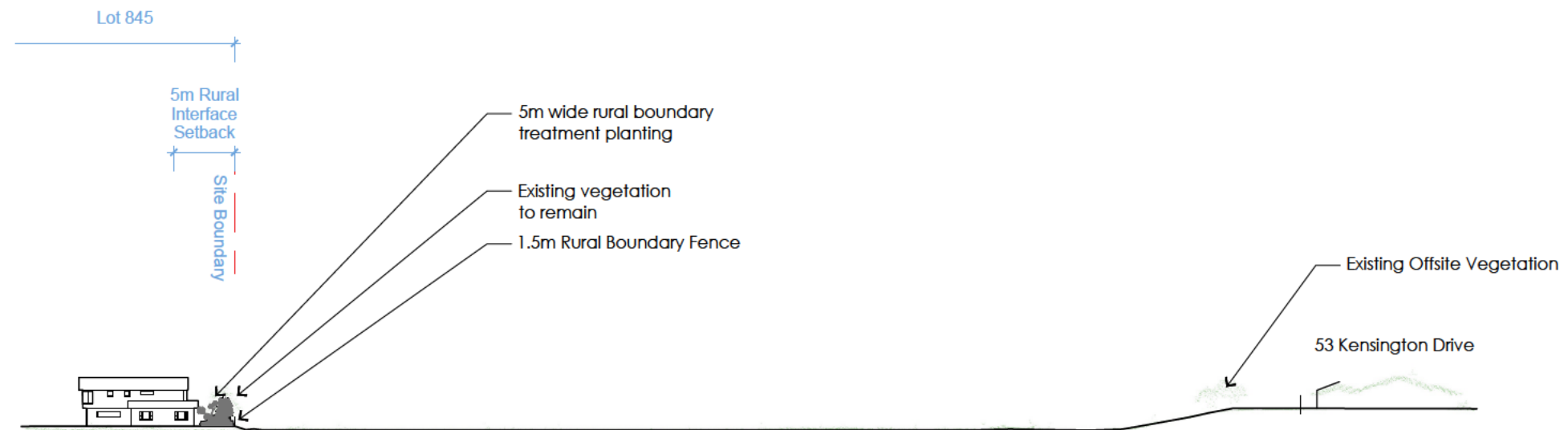
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Drawing No:
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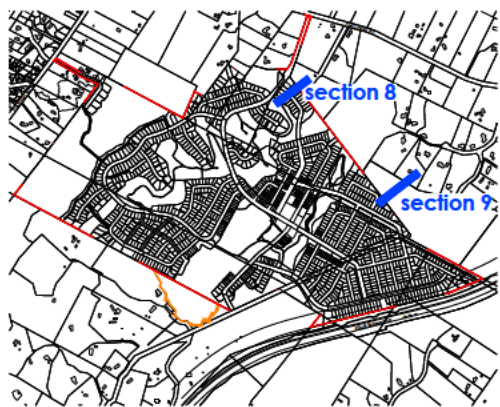


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2 Site Section 09
Scale: 1:1,000@ A3

Section Notes:
1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.
3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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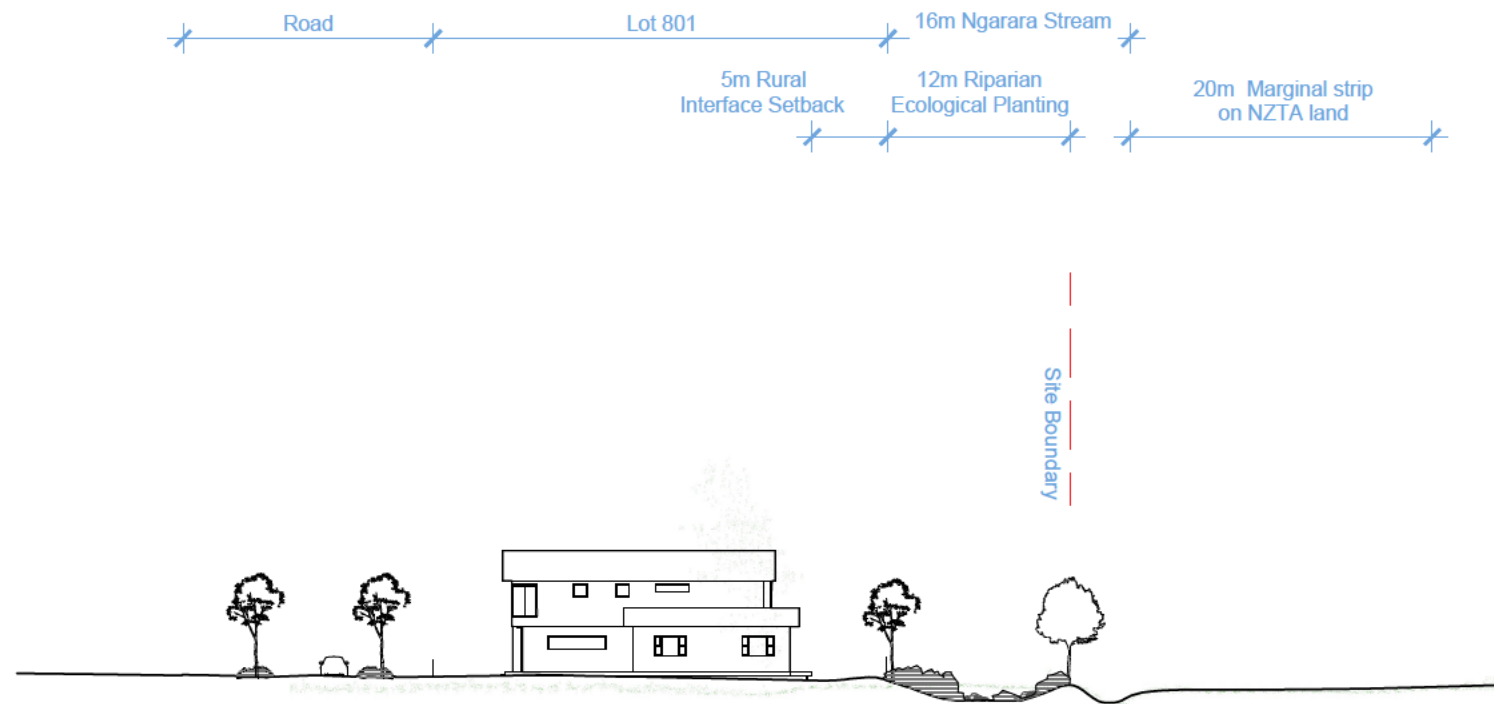
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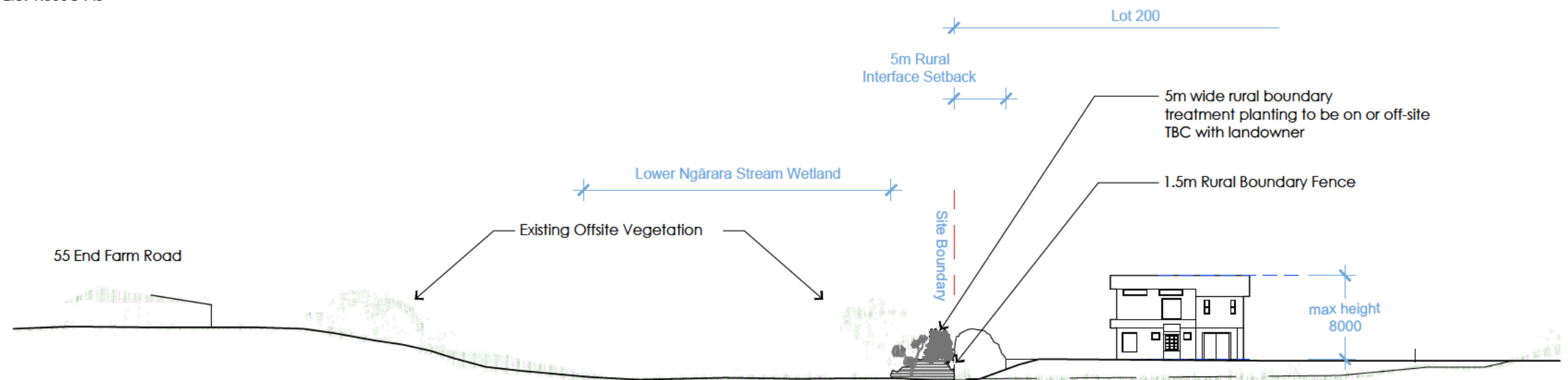
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Job Number: 2109-1238
Revision: A
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Project: Waikanae North
Drawing Title: Site Sections 08 & 09
sheet 1 of 1

Drawing No: LA7.11

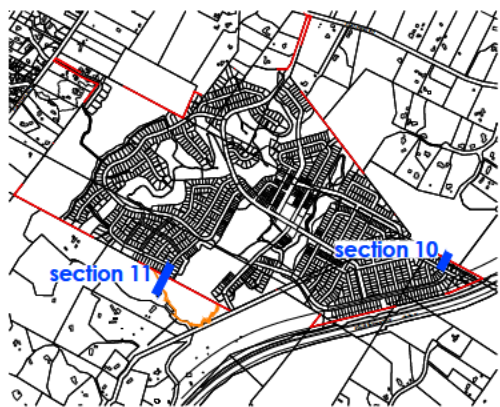


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2 Site Section 11
Scale: 1:500@ A3

Section Notes:
1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.
3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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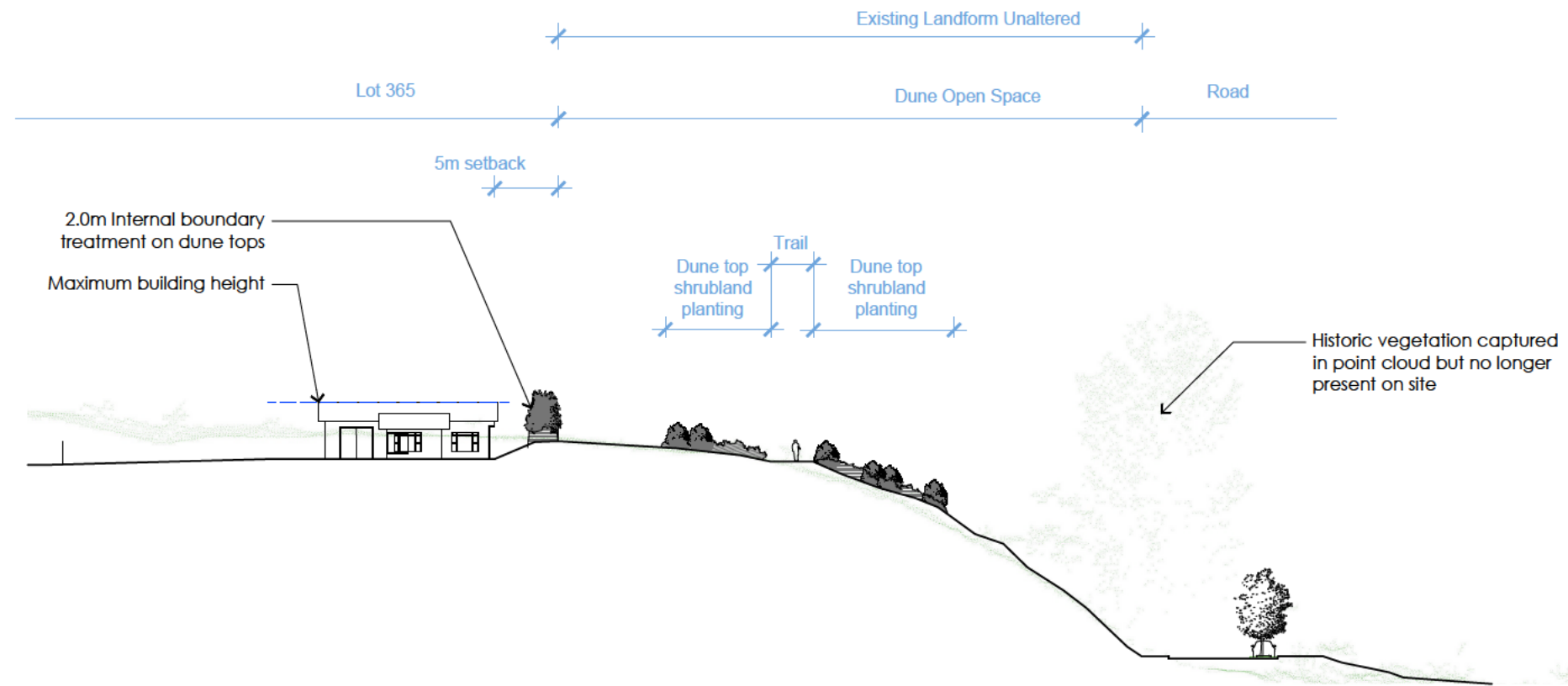
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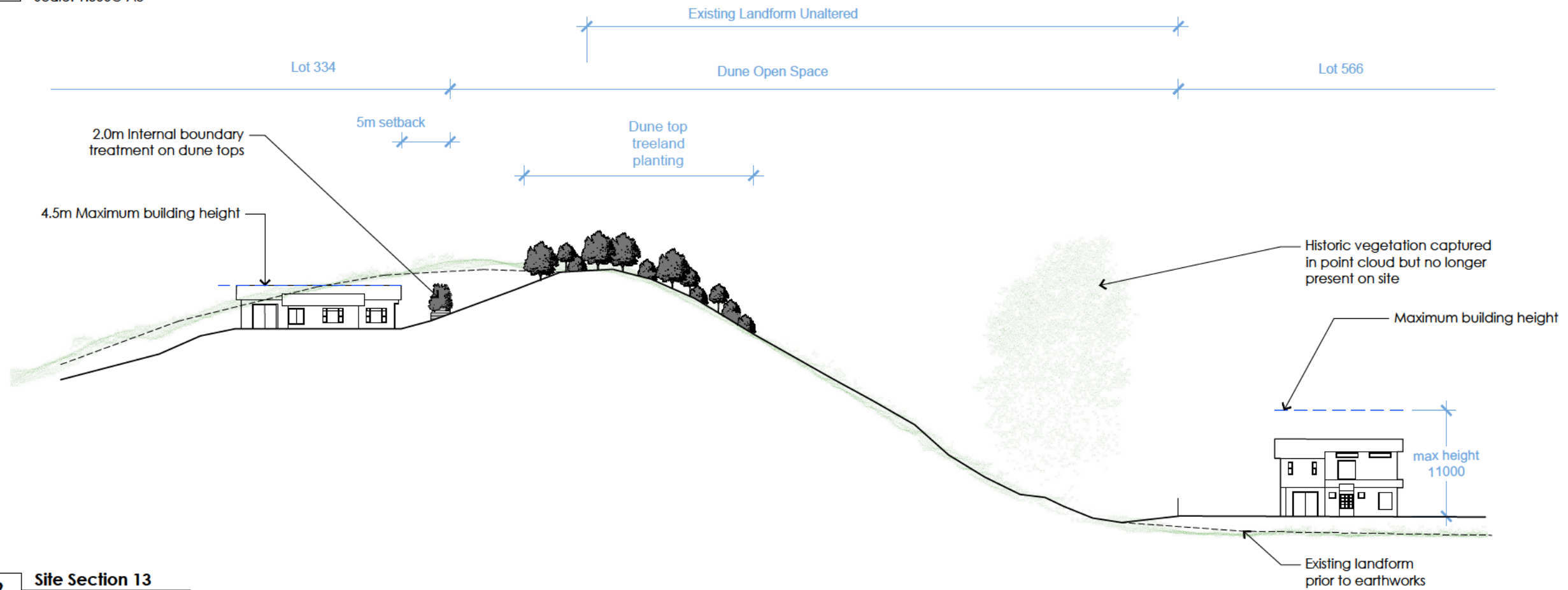
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Job Number: 2109-1238
Revision: A
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Drawing Title: Site Sections 10 & 11
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Drawing No: LA7.12



1 Site Section 12
Scale: 1:500@ A3



2 Site Section 13
Scale: 1:500@ A3

Section Notes:
1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.
3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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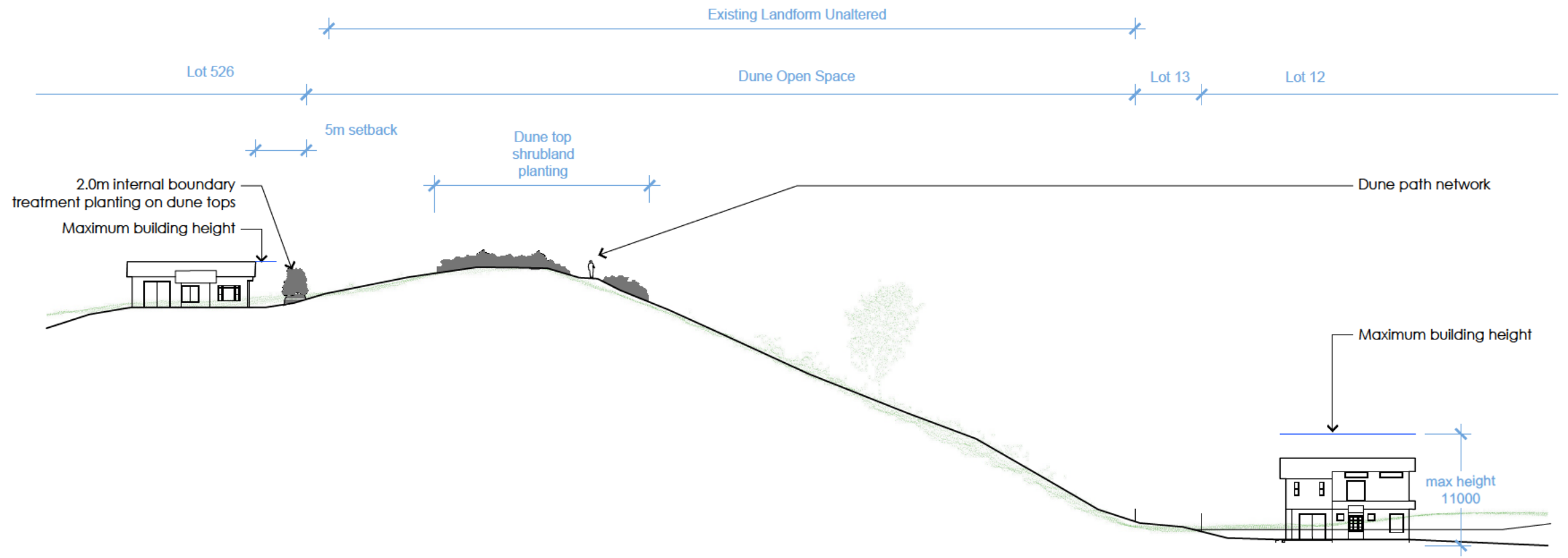
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Revision: A

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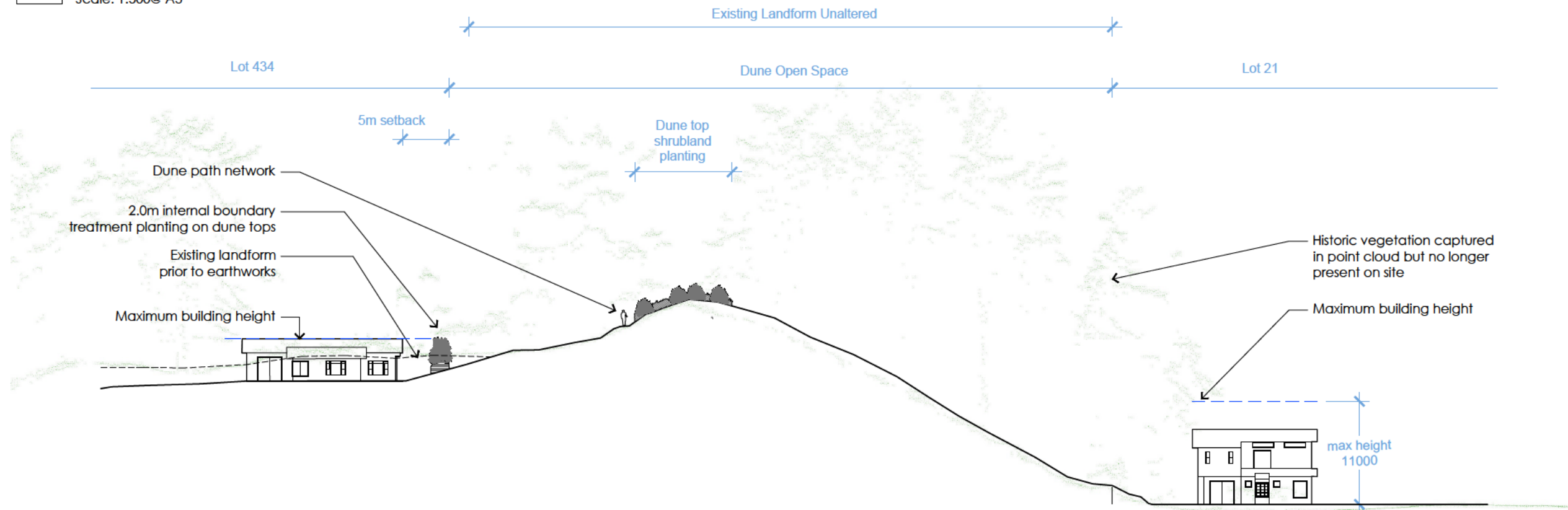
Project: Waikanae North
Drawing Title: Site Sections 12 & 13
sheet 1 of 1

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Drawing No: **LA7.13**

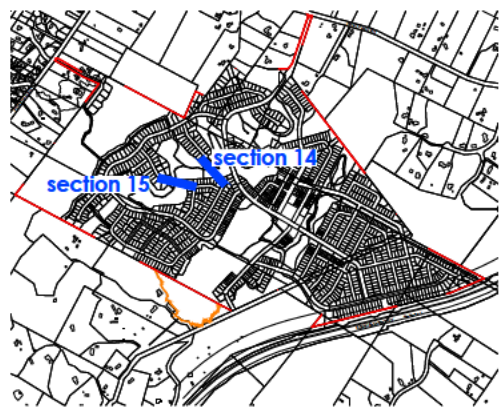


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2 Site Section 15
Scale: 1:500@ A3

- Section Notes:
1. Houses shown are indicative only.
 2. Mitigation planting is shown at five years growth.
 3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



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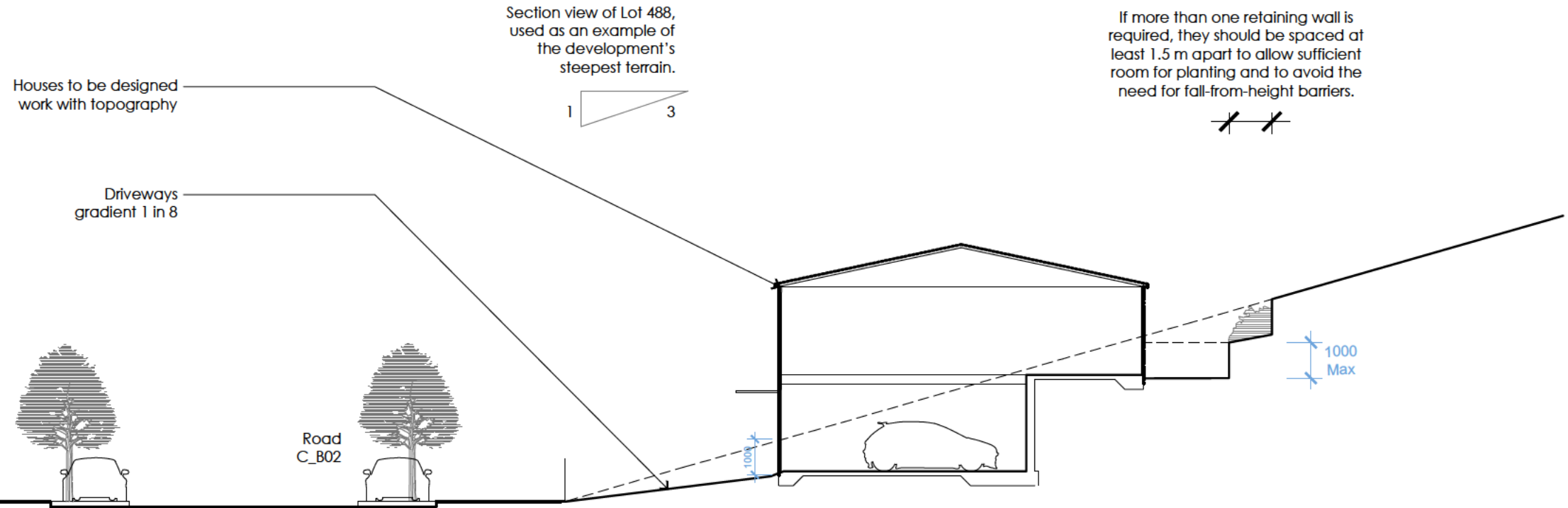
A Resource Consent		15.07.2026
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Project: Waikanae North
Drawing Title: Site Sections 13 & 14
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Drawing No: LA7.14



1 **Site Section 16**
Scale: 1:150@ A3

Section Notes:
1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.



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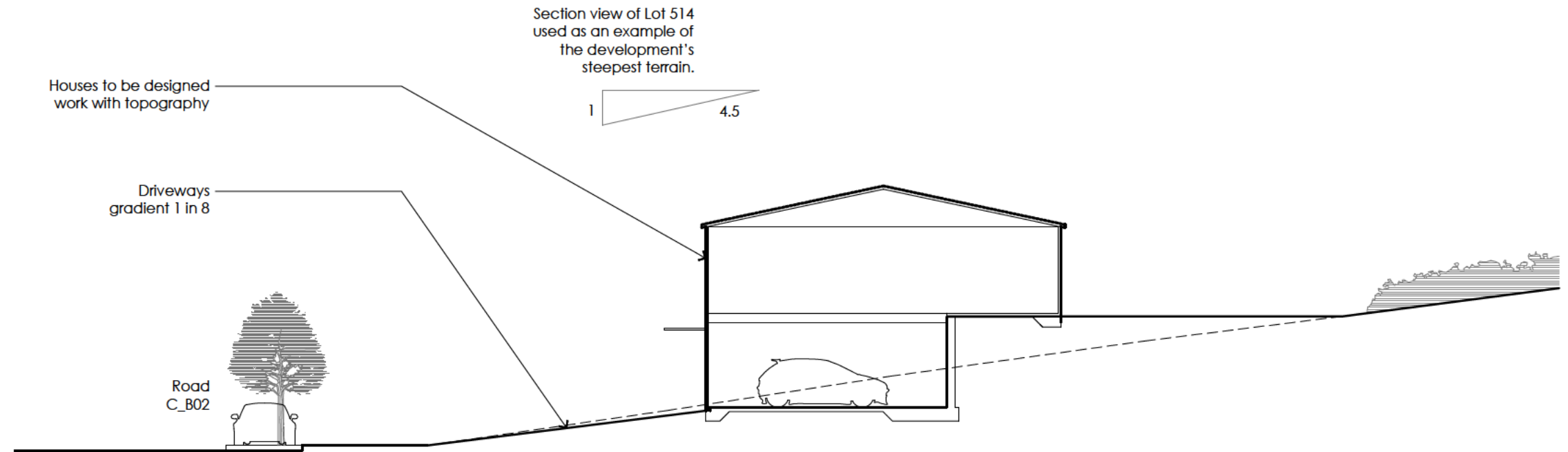
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Issued For: **Resource Consent**

Job Number: **2109-1238**
Revision: **A**

Project: **Waikanae North**
Drawing Title: **Site Section 16**
sheet 1 of 1

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Drawing No: **LA7.21**



1

Site Section 17

Scale: 1:150@ A3

Section Notes:

1. Houses shown are indicative only.
2. Mitigation planting is shown at five years growth.



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North:

NA

Scale:

1:150 @A3

1:75 @A1

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Resource Consent

Job Number:

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Revision:

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Project:

Waikanae North

Drawing Title:

Site Section 17

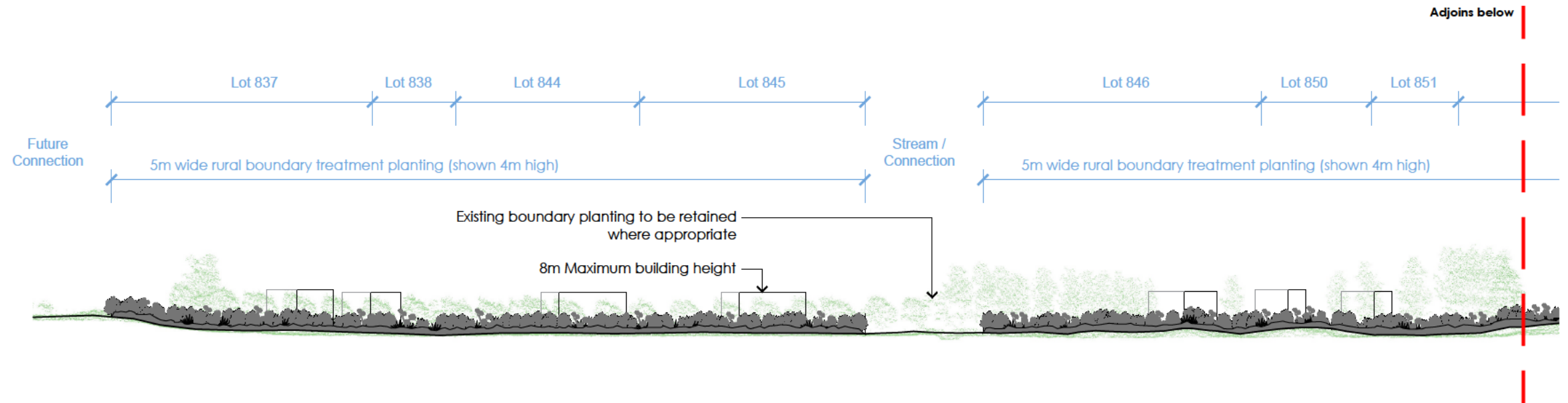
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LA7.22

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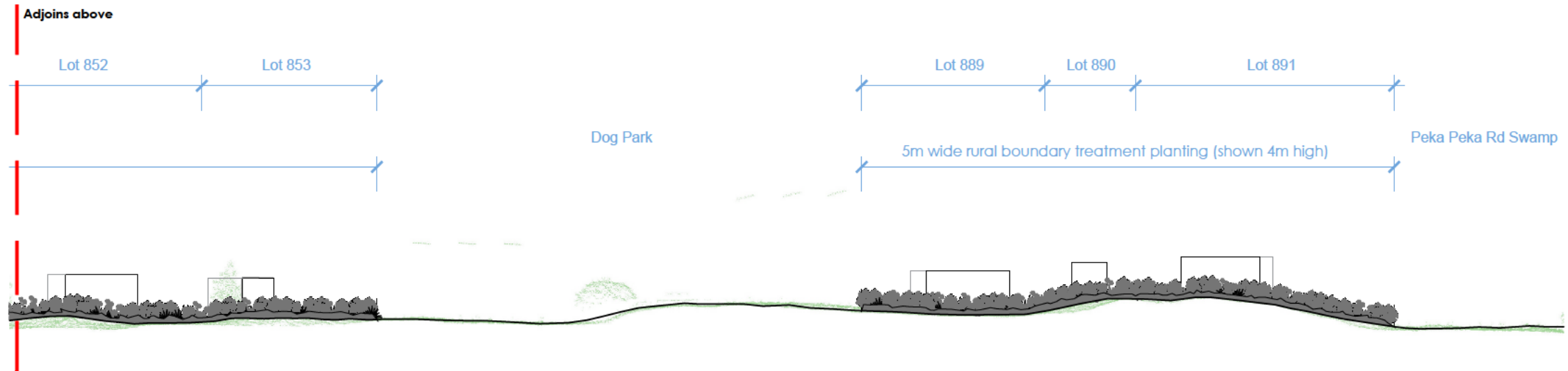
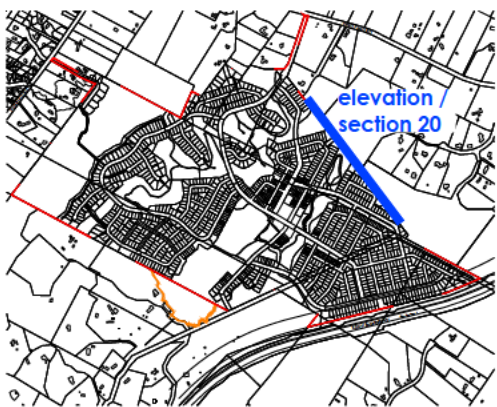
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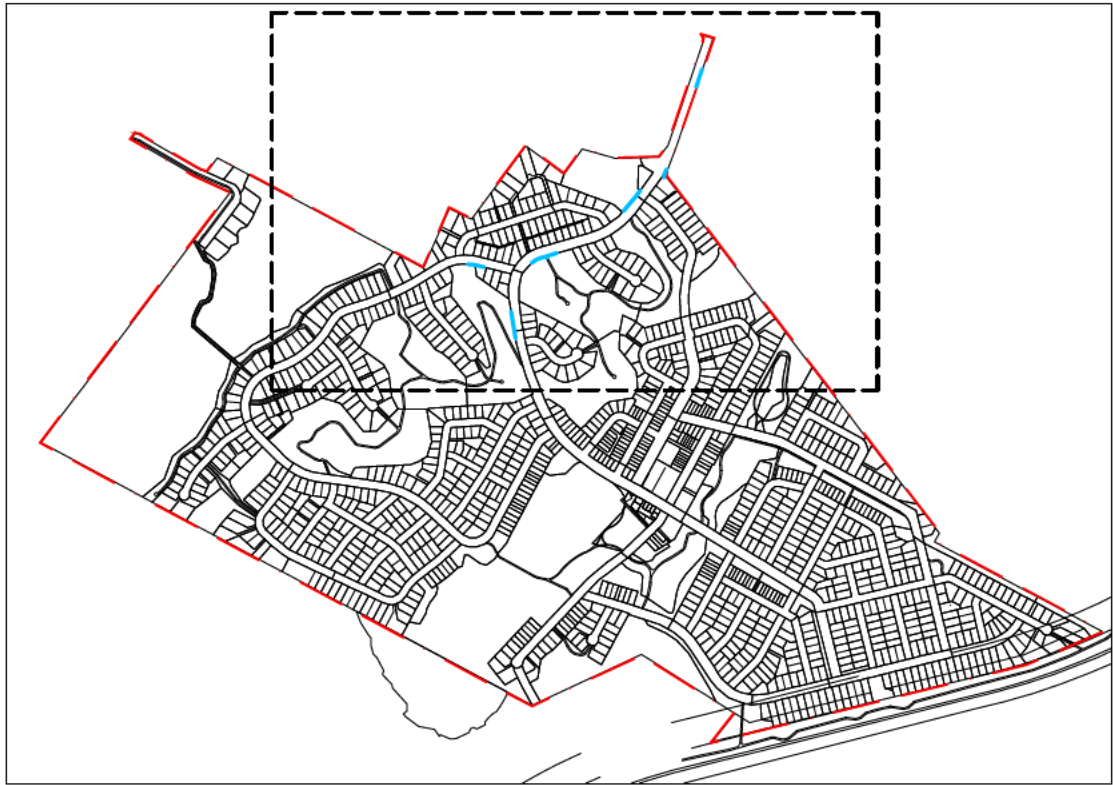
Section Notes:
 1. Houses shown are indicative only.
 2. Mitigation planting is shown at five years growth.
 3. Point cloud (2021) for existing vegetation and topography shown in green for reference.



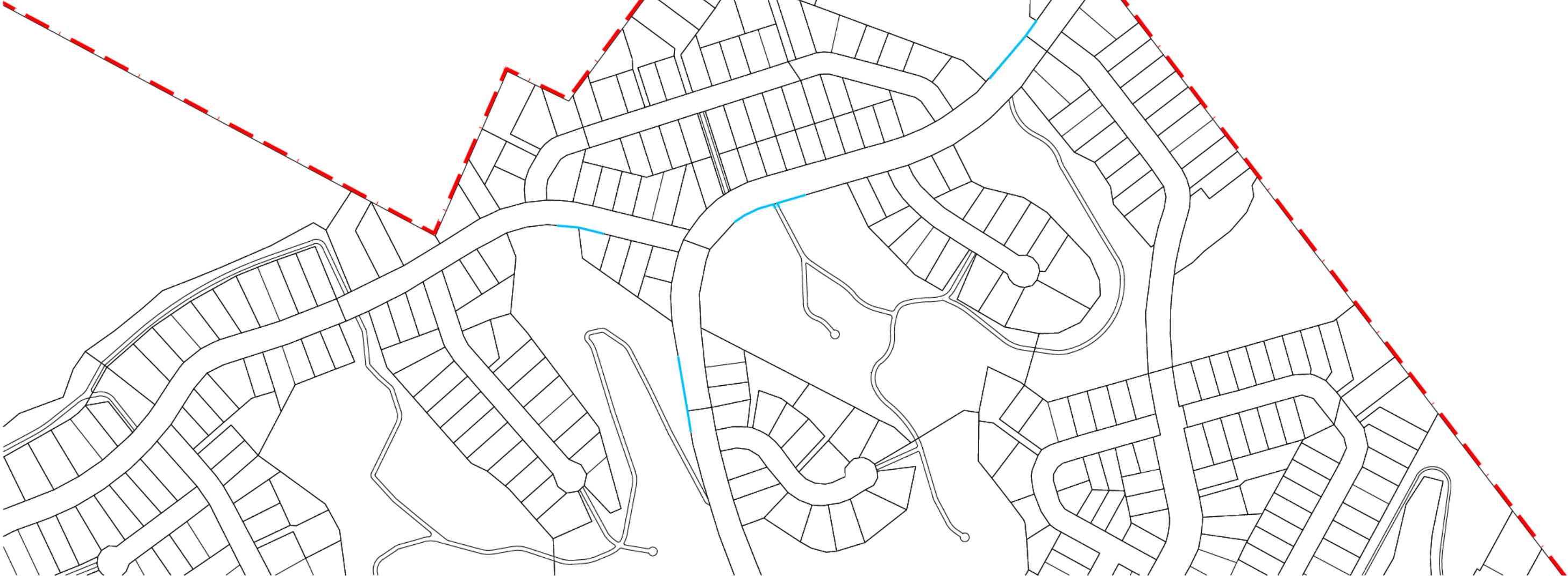
2 Site Elevation / Section 20-2
Scale: 1:1,000@ A3

Do not scale. Verify dimensions on site before commencing work.

A Resource Consent		15.07.2026
No.	Revision Notes.	Date
Not For Construction		



KEY
— Proposed retaining walls
(under 1 m height)



Do not scale. Verify dimensions on site before commencing work.

A	Resource Consent	14.07.2026
No.	Revision Notes.	Date
Not For Construction		

McIndoe
Urban

local

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North:
▲

Scale:
1:3000 @A3
1:1500 @A1

Issued For:
Resource Consent

Job Number:
2109-1238

Revision:
A

Project:
Waikanae North

Drawing Title:
Retaining Walls Plan

phone: 04 801 6437

Drawing No:
LA3.11

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