Boffa Miskell

OTAIHANGA RETIREMENT VILLAGE

APPENDIX 5: SITE BOUNDARIES - BACKGROUND DOCUMENT

OCTOBER 2026





Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

OTAIHANGA RETIREMENT VILLAGE

Site Boundary Location Plan

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 1

Overview and Key Observations

This graphic supplement has been prepared as technical background information to illustrate the existing environment and proposed design response along the boundaries of the retirement village. It provides a detailed understanding of the character and condition of these boundaries, including the relationship between existing and proposed landform, building setbacks, retaining structures, fencing, open space and landscape planting. The information presented in this supplement has informed the understanding of the Site's landscape character and values. It has also influenced the proposed landscape and design response along the Site boundaries. The focus of this supplement is the physical characteristics of the Site boundaries and the manner in which the proposed development responds to them.

The proposed landscape treatments seek to soften built form and retaining structures, integrate the development with its surroundings, and provide an appropriate transition between the retirement village and adjoining land. Buildings, retaining structures and fencing will remain visible along many boundaries and, in places, will establish a more developed edge than currently exists.

The proposed boundary treatments respond to differing site conditions, including landform, drainage features, adjoining land uses, existing vegetation and the layout of the retirement village. Therefore, the character of the Site boundaries varies, with some areas relying primarily on retained landform and vegetation, and others on setbacks, open space, planting or boundary structures to achieve integration with the surrounding environment. In some locations, development setbacks, flood-storage areas, open space and wider planting zones provide opportunities to establish wider landscape buffers and maintain a greater degree of openness. These areas will assist in more effectively integrating the proposed development with the surrounding landscape as planting establishes and matures. In other locations, landscape treatment is constrained by retaining requirements, level changes, development proximity, drainage infrastructure and other design requirements. At these interfaces, the proposed development will have a more defined and structured boundary condition.

Landscape planting is proposed throughout the Site's edges and its effectiveness will develop over time. While planting will provide an immediate landscape response following implementation, its contribution to softening built form, retaining structures and fencing will increase as vegetation establishes and matures. Planting is not expected to entirely screen the development or retain the existing openness presently experienced along all Site boundaries. The intention of the proposed planting is integration, rather than screening.

Overall, the proposed retirement village includes a combination of setbacks, retained and modified landform, planting, open space and targeted boundary treatments to assist with its integration with the surrounding landscape. In some locations, the Site's boundaries retain greater opportunities for landscape integration and transition, while in other locations the Site's boundaries will form a more structured and managed landscape character. The proposed development will establish a more structured residential landscape than is currently present, while retaining varying degrees of openness, vegetation cover and variation in boundary character along different parts of the Site edge.



Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

OTAIHANGA RETIREMENT VILLAGE

Overview and Key Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 2

Northern Boundary

Existing Character and Context

The northern boundary is characterised by a large dune which extends along the full extent of this edge. This landform forms a landscape feature within the Site and contributes to the separation between the Site and farmland/ residential development to the north. The dune is characterised by varied landform which provides elevated views across the wider area, including towards Kāpiti Island.

Design Response

The design has sought to retain the northern dune, with only localised reprofiling proposed where required to accommodate village infrastructure and development platforms. Retention of the dune maintains an established landscape feature along the Site boundary and reduces the need for more substantial built boundary treatments. Planting is proposed in areas to reinforce the character of the dune and assist in integrating the development within the landform. The design approach along this boundary relies primarily on landform and vegetation to define the Site edge, rather than fencing or other engineered boundary treatments.

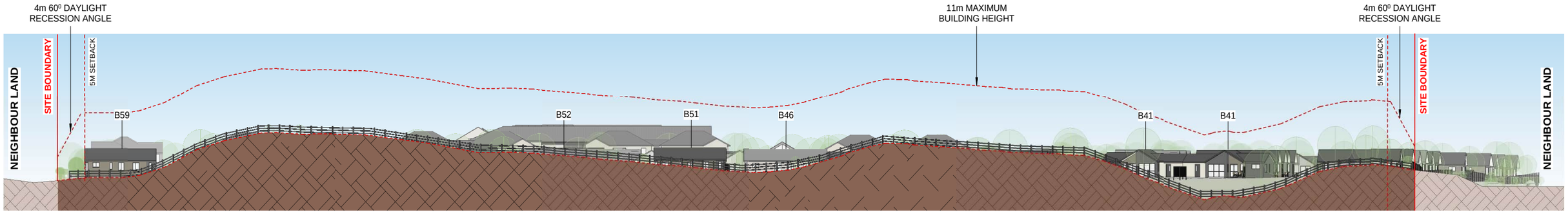
Observations

The northern boundary will experience less change than many other parts of the Site due to the retention of much of the existing dune landform. While localised reprofiling will alter parts of the dune profile, the overall landform pattern and character of this edge will largely remain.

The dune will continue to provide a landscape feature along the northern boundary and will remain in views from surrounding areas, particularly from the north. Areas of modification will generally be experienced within the context of the wider retained landform and vegetation.



Proposed Northern Boundary - long sections



Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

NOTE: All long sections presented in this graphic supplement are provided at higher resolution within the Architectural Drawings package, submitted as part of the consent application.

OTAIHANGA RETIREMENT VILLAGE

Northern Boundary - Site Interface Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 3

Eastern Boundary

Existing Character and Context

The eastern boundary is currently characterised by a relatively open edge comprising paddocks, rural fencing and scattered vegetation with some residential properties in adjacent areas. While the degree of enclosure provided by landform varies, the boundary generally has a semi-rural character and influences the perception of openness experienced from the immediately surrounding landscape. The drainage corridor, which runs through the Site, intersects this boundary.

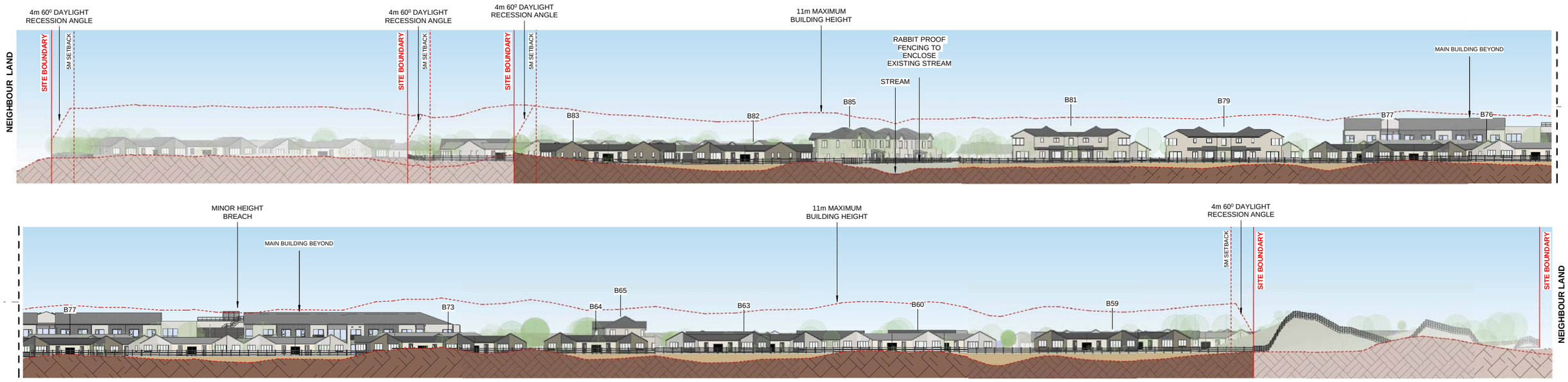








Proposed Eastern Boundary - long sections



Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

NOTE: All long sections presented in this graphic supplement are provided at higher resolution within the Architectural Drawings package, submitted as part of the consent application.

OTAIHANGA RETIREMENT VILLAGE

Eastern Boundary - Site Interface Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 4

Eastern Boundary

Design Response

The eastern boundary proposes a combination of planting, fencing, setbacks and stormwater design to create a landscaped edge to the retirement village. Planting is concentrated around drainage features, boundary treatments and areas of level change to assist in integrating built elements into the surrounding landscape.

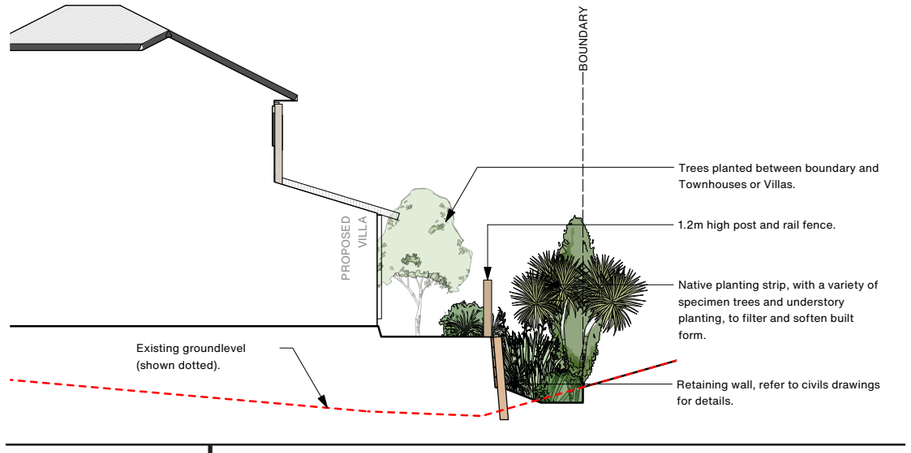
Boundary treatments vary in response to site conditions and adjoining land uses. The design seeks to maintain open space around drainage and stormwater features, proposing enhancement of these areas in order to allow them to contribute to the character of the boundary while providing opportunities for more extensive landscape planting.

Observations

The eastern boundary will experience a noticeable change from its current open character as a result of new buildings, earthworks, retaining and other supporting infrastructure. Development is generally set back from the boundary and interspersed with areas of open space and landscape planting.

The drainage corridor and associated open space areas are important elements of the character of the boundary in this area and provide relief from the more developed parts of the retirement village. This feature allows this part of the boundary to maintain a degree of openness and assist in breaking up the continuity of built form.

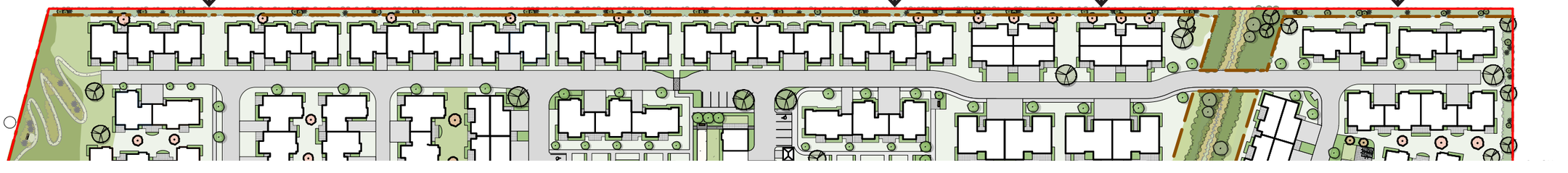
Overall, the eastern boundary will become more managed and structured than currently. While this will result in a notable change in the landcape's character, the retention of open space, proposed mitigation planting and presence of enhanced drainage features will ensure the boundary retains some qualities associated with the existing environment.











This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

OTAIHANGA RETIREMENT VILLAGE

Eastern Boundary - Site Interface Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 5

Western Boundary

Existing Character and Context

The western boundary is defined by its interface with established residential settlement along Wood Leigh and Mazengarb Road. The landscape pattern along the Site boundary comprises large to medium sized residential lots, post-and-wire fencing, informal rural-residential landscape treatments, and a generally open aspect to the adjoining rural-appearing landscape. Existing vegetation and landform provide varying degrees of screening and enclosure. The boundary is generally characterised by a generally permeable landscape edge rather than a strongly defined boundary.

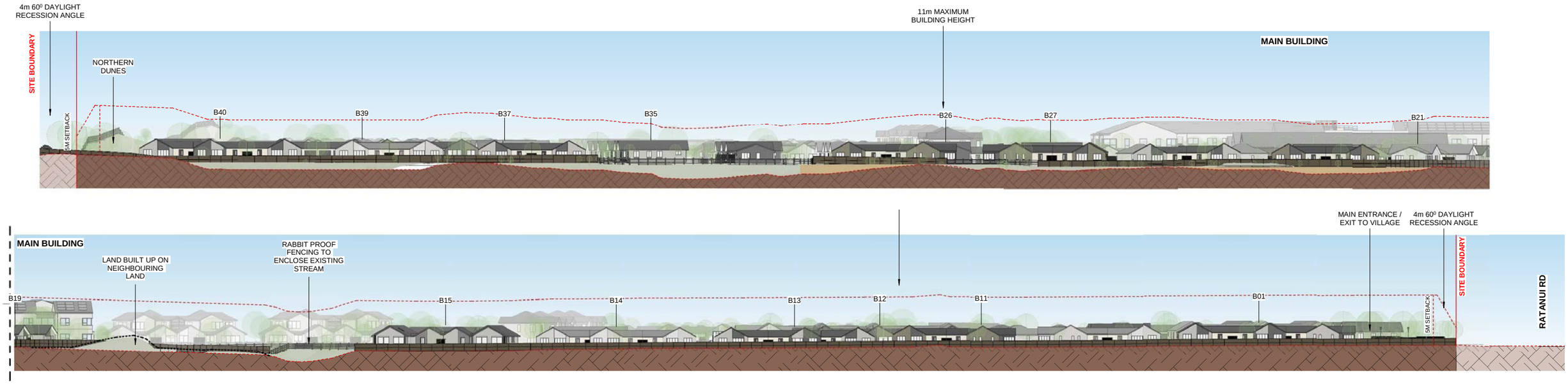








Proposed Western Boundary - long sections



Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

NOTE: All long sections presented in this graphic supplement are provided at higher resolution within the Architectural Drawings package, submitted as part of the consent application.

OTAIHANGA RETIREMENT VILLAGE

Western Boundary - Site Interface Observations

Date: October 2026 Revision: 0

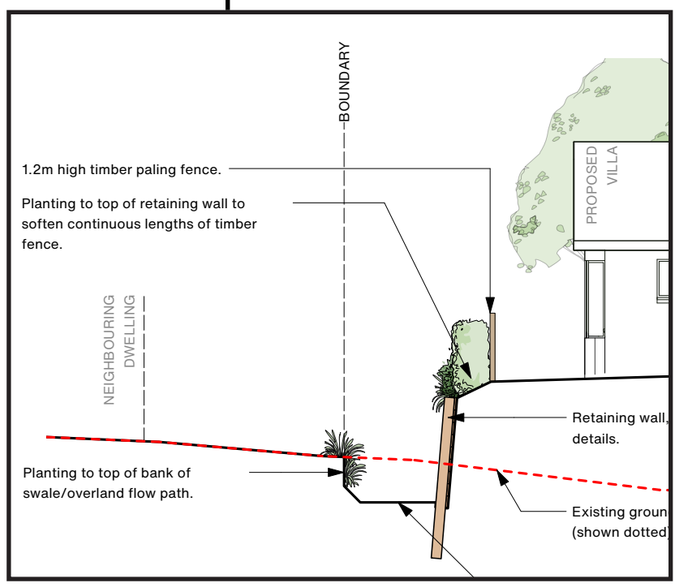
Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

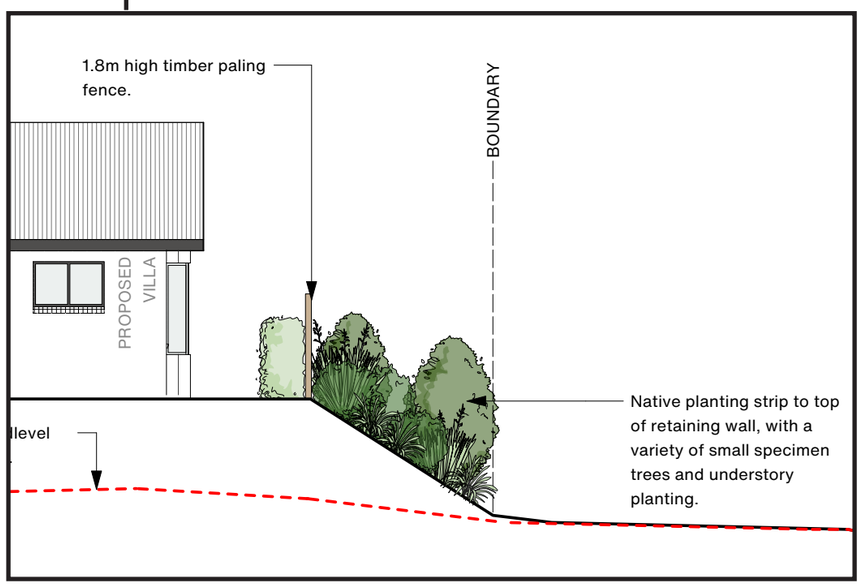
Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

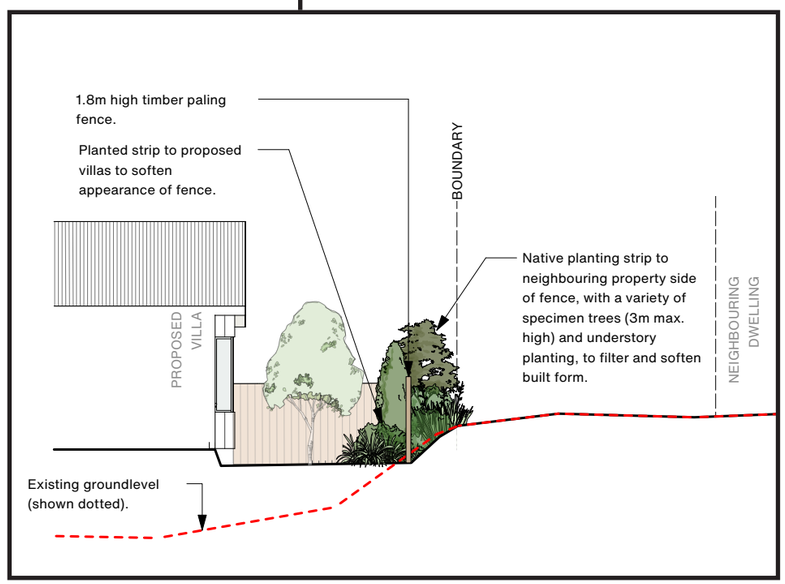
Figure 6

Western Boundary









Design Response

Proposed landscape treatments along the western boundary have been developed to soften retaining structures, maintain a landscaped village edge, and reinforce the established pattern of trees and shrubs within the surrounding residential environment. Planting is concentrated around retaining structures, fence lines and landform changes to assist in integrating these elements into the landscape.

Close-board fencing is proposed where privacy (both internal and external to the Site) is required, while post-and-rail fencing is proposed where maintaining permeability is considered appropriate. In combination with setbacks, open space and layered planting, these measures seek to establish a graduated transition between the retirement village and adjoining land.

Observations

The degree of change along the western boundary varies considerably. Where adjoining open space and flood storage areas, the boundary retains a relatively open character. In more constrained extents, particularly where retaining structures are required, the boundary will become more engineered in character.

Retaining walls will be the most notable new landscape element along parts of this edge. These structures will introduce a more defined and strcutural built edge than currently exists, although they will generally be experienced in combination with planting, fencing and landform modification.

Overall, the western boundary will transition from a largely open rural edge to a managed landscaped boundary. The proposed development will result in a noticeable change in character. Proposed planting, setbacks and open space areas seek to soften this new interface and integrate it into the receiveing environment.

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

Southern Boundary

Existing Character and Context

The southern boundary adjoins rural-residential properties which front onto Ratanui Road and currently forms part of the wider open setting that characterises this part of the Site. The existing landscape character is influenced by rural-residential settlement interspersed with more open areas of undulating paddocks, post-and-wire fencing, boundary vegetation and a generally open relationship between the Site and adjoining properties. In many locations, the Site forms part of the open setting experienced from the surrounding rural-residential environment, with views extending across grazed pasture and the gently undulating landform.

Ratanui Road forms a key component of the character at this boundary. The road corridor exhibits a peri-urban character, with relatively open road edges, intermittent roadside vegetation, rural fencing and glimpsed views across adjoining properties. Along sections of the southern boundary, the Site forms part of the immediate setting of the road and contributes to the character experienced by road users.

While individual properties exhibit varying degrees of enclosure from planting and garden vegetation, the Site's boundary is generally characterised by an open and relatively undeveloped appearance.





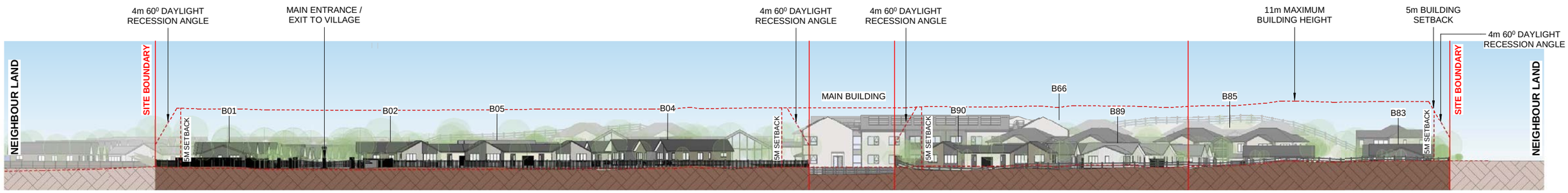






Proposed Southern Boundary - long sections





Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

NOTE: All long sections presented in this graphic supplement are provided at higher resolution within the Architectural Drawings package, submitted as part of the consent application.

OTAIHANGA RETIREMENT VILLAGE

Southern Boundary - Site Interface Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 8

Southern Boundary

Design Response

The primary design response along the southern boundary is the creation of a planted landscape edge that reflects the surrounding semi-rural character while softening the transition to a retirement village environment. Native trees, shrubs and understorey planting will establish a layered vegetation structure along the Site boundary.

A mix of post-and-rail fencing and closed board fencing is proposed where the boundary interfaces with neighbouring properties. The use of post and rail fencing reflects the existing character of the surrounding area and maintains a greater degree of openness than would be achieved through continuous close-board fencing. The open fence treatment, combined with setbacks and planting, contributes to a softer and more open landscape character. 1.8m high closed board fencing will be used in areas where greater privacy is required/ requested. Some retaining will be used along the part of the boundary which lies adjacent to the wetland area.

Where the Site interfaces with Ratanui Road, more formal fencing style will be used in combination with street trees and hedging which will connect to the main village entrance. This entrance will form the threshold to the Site, with signage, lighting, gates and formal landscaping.

The combination of setbacks and planting seeks to integrate the retirement village with the established landscape pattern found along this varied boundary, while also developing an appropriate street frontage and creating a formal entrance to the village.

Observations

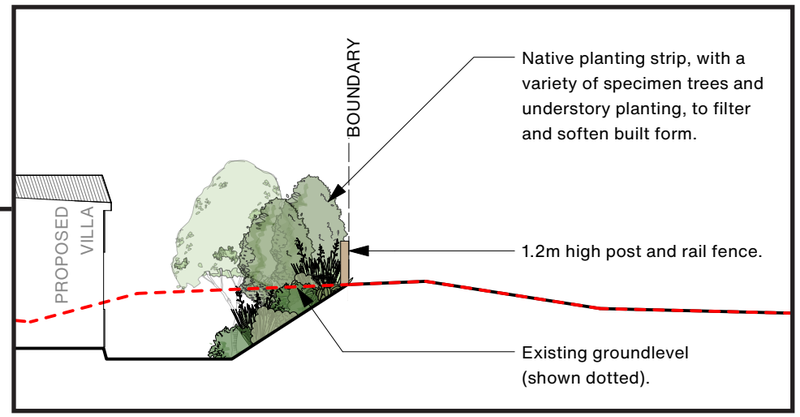
The proposed development introduces a more defined settlement edge than currently exists. While the boundary will change from an open pastoral landscape to a developed retirement village edge, setbacks and planting ensure the Site retains a landscape buffer along much of its southern extent.

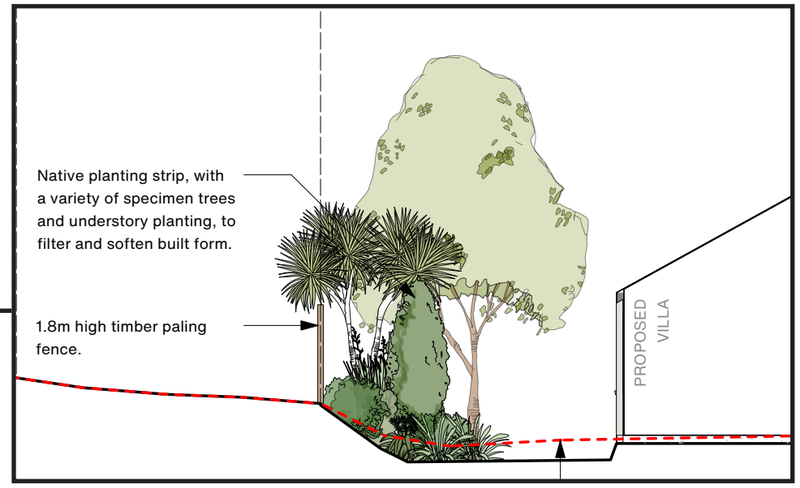
There is greater opportunity for landscape planting due to the available setback distances at this boundary. This provides scope for the establishment of a wider vegetated edge over time, particularly where planting can be viewed in combination with existing vegetation located within adjoining properties.

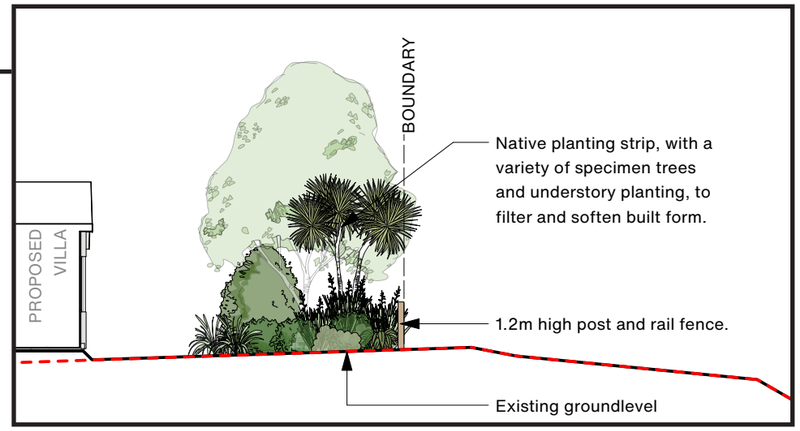
The openness currently experienced from sections of Ratanui Road will be reduced as development establishes along the Site boundary. However, the use of open fencing, landscape setbacks and planting ensures this edge continues to exhibit characteristics associated with the surrounding rural-residential environment.

Overall, the southern boundary will become more managed than currently. While this represents a change in character, the proposed planting and fencing treatments will maintain a soft landscaped edge and will avoid the creation of a continuous or overly urban boundary.









Boffa Miskell

www.boffamiskell.co.nz

This report has been prepared by Boffa Miskell Limited on the instructions of our Client, in accordance with the agreed scope of work. If it is intended to support an application under the Fast-track Approvals Act 2024, it may be relied upon by the Expert Panel and relevant administering agencies for the purposes of assessing the application. While Boffa Miskell Limited has exercised due care in preparing this report, it does not accept liability for any use of the report beyond its intended purpose. Where information has been supplied by the Client or obtained from external sources, it has been assumed to be accurate unless otherwise stated.

OTAIHANGA RETIREMENT VILLAGE

Southern Boundary - Site Interface Observations

Date: October 2026 Revision: 0

Plan prepared for Summerset Villages (Paraparaumu) Ltd by Boffa Miskell Limited

Project Manager: alex.gardiner@boffamiskell.co.nz | Drawn: AGa | Reviewed: JWi

Figure 9