Boffa Miskell

OTAIHANGA RETIREMENT VILLAGE

APPENDIX 4 - GRAPHIC SUPPLEMENT FOR THE LVEA

OCTOBER 2026



Landscape and Visual Effects Assessment



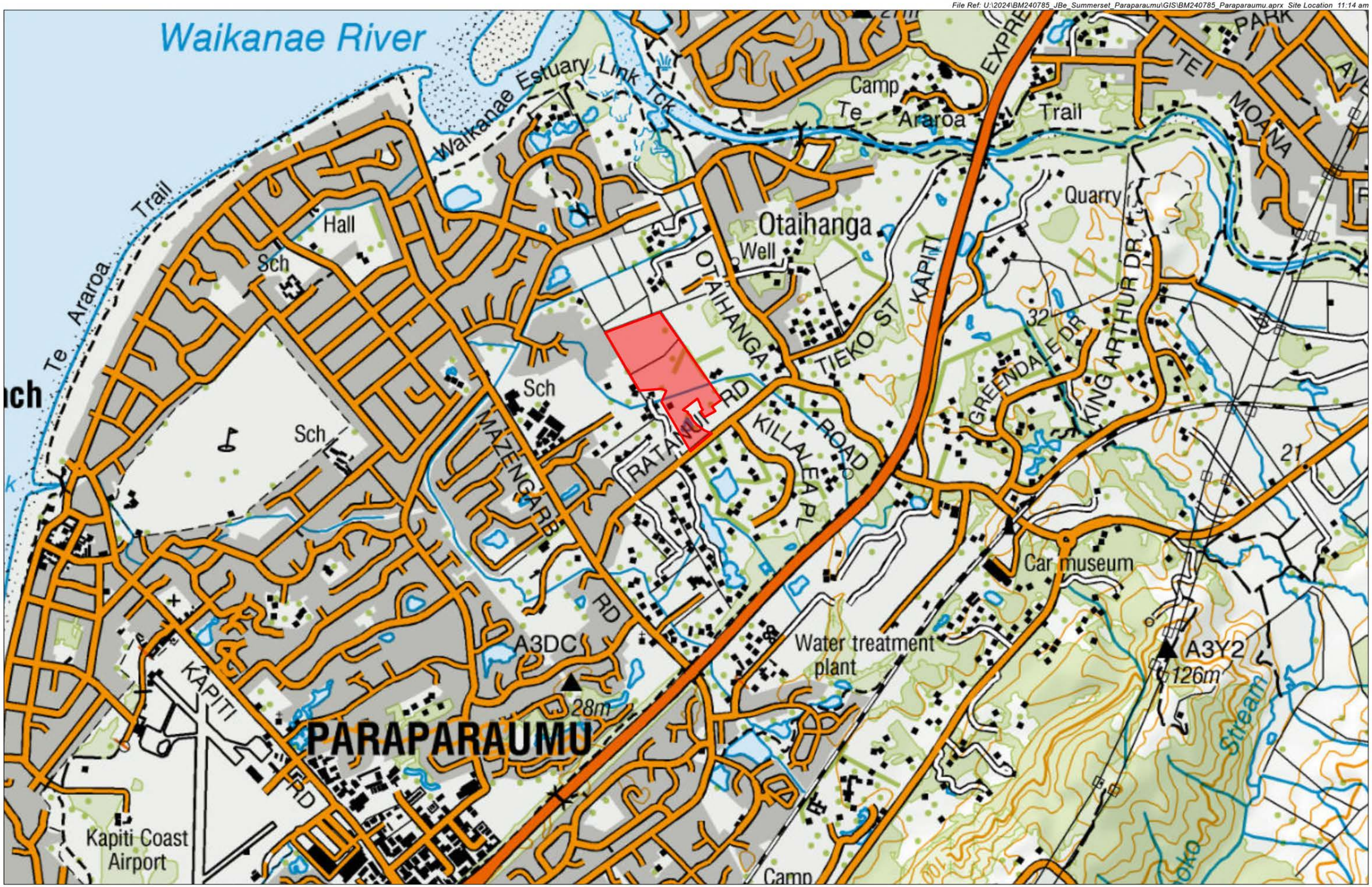
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0 360 m

1:15,000 @ A3

Data Sources: Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Proposed Development Site

OTAIHANGA RETIREMENT VILLAGE

Site Location

Date: 28 October 2026 | Revision: 0

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

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

Figure 1



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0 160 m

1:6,500 @ A3

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Na Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Site Boundary

OTAIHANGA RETIREMENT VILLAGE

Site Context

Date: 28 October 2026 | Revision: 0

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

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

Figure 2



1 MASTERPLAN - UNIT TYPES & MIX PLAN

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OTAIHANGA RETIREMENT VILLAGE

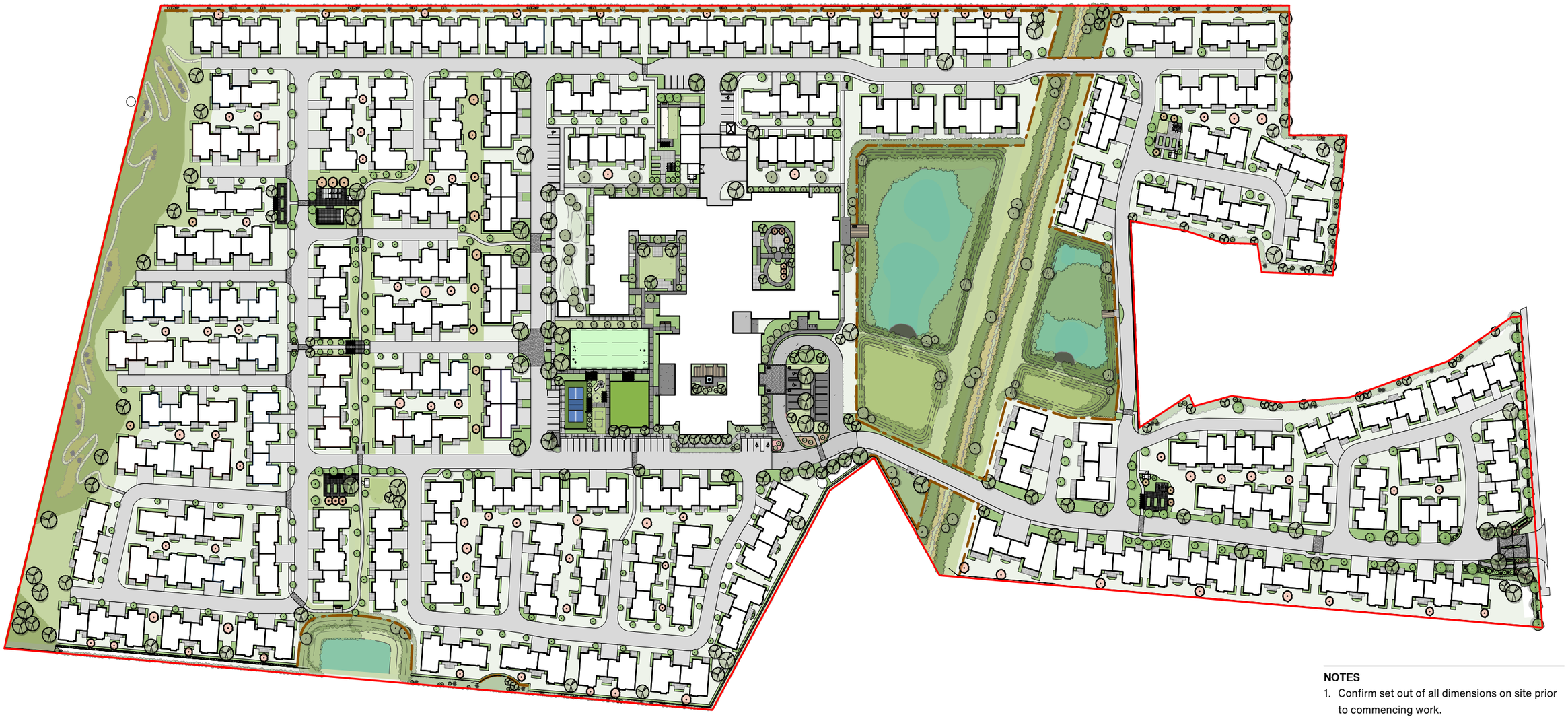
Architectural Masterplan

Date: 7 October 2026 Revision: 0

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

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

Figure 3



NOTES

1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.

REV	DATE	DESCRIPTION

Kamo Marsh
Te Uruti Building, 48 Hereford St, Chch, 8140
Level 3, 36 Grant Rd, Qtn, 9300

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- Large feature street tree.
- Medium street tree.
- Ornamental tree.
- Fruit trees.
- Hedge.
- Wetland.
- Wetland planting
- Riparian planting to drain.
- Garden - planting.
- Lawn.
- Precast pavers to Villa outdoor living.
- Insitu plain concrete footpath.
- Insitu exposed aggregate concrete
- Asphalt (by others).
- Retaining wall.
- Post and rail fencing.

OTAIHANGA RETIREMENT VILLAGE

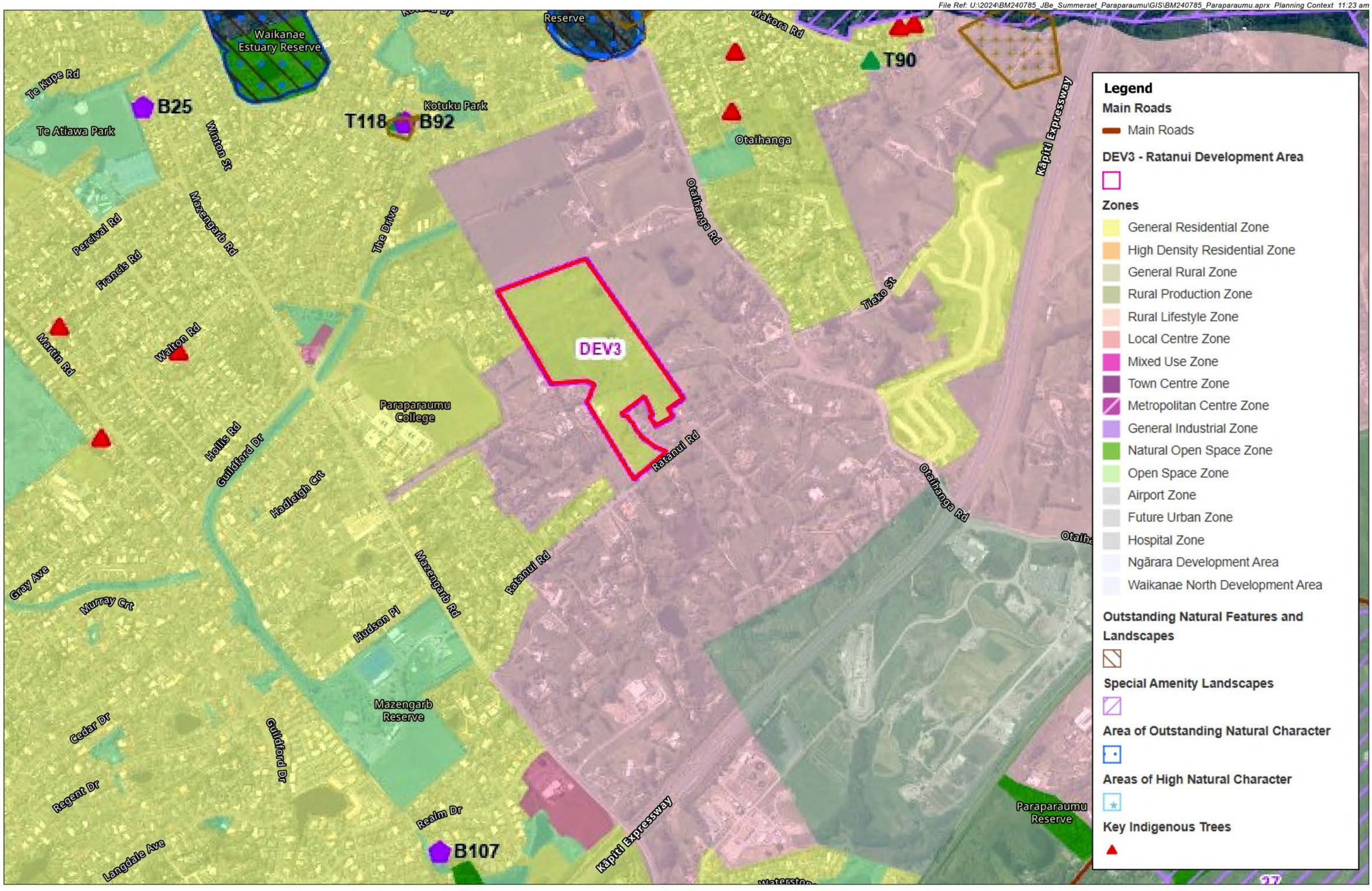
Landscape Masterplan

Date: 7 October 2026 Revision: 0

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

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

Figure 4



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0 240 m

1:9,500 @ A3

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

Site Boundary

OTAIHANGA RETIREMENT VILLAGE

KCDC Planning Context

Date: 28 October 2026 | Revision: 0

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Figure 5



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0 100 m

1:4,500 @ A3

DRAFT

Data Sources: Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Site Boundary
- Landscape Context Photograph Location
- Site Appraisal Photograph Location
- Direction of View

OTAIHANGA RETIREMENT VILLAGE

Site Appraisal and Viewpoint Photograph Locations

Date: 28 October 2026 | Revision: 0

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

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

Figure 6









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OTAIHANGA RETIREMENT VILLAGE

Site Photographs

Date: 7 October 2026 Revision: 0

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

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Figure 7













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OTAIHANGA RETIREMENT VILLAGE

Site Photographs

Date: 7 October 2026 Revision: 0

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Figure 8



Viewpoint 1 taken from the junction of Killalea Place/ Ratanui Road Junction, looking in a westerly direction towards the Site. Red dashed line denotes street frontage



Viewpoint 2 taken from Otaihanga Road, looking in a southwesterly direction towards the Site. Red dashed line denotes extent of Site visible from this location

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Viewpoint 1:

NZTM Easting	: 1 769 754 mE
NZTM Northing	: 5 471 672 mN
Elevation/Eye Height	: 7m / 1.7m

Viewpoint 2:

NZTM Easting	: 1 769 716 mE
NZTM Northing	: 5 472 398 mN
Elevation/Eye Height	: 3m / 1.7m

Date of Photography	: 18 September 2026
Horizontal Field of View	: 90°
Vertical Field of View	: 30°
Projection	: Rectlinear
Image Reading Distance @ A3 is 20 cm	

OTAIHANGA RETIREMENT VILLAGE

Viewpoint Photography

Date: 23 September 2026 Revision: 0

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

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

Figure 9



Viewpoint 3 taken from the Kotuku Park Lookout, looking in a southerly direction towards the Site. Red dashed line denotes extent of Site visible from this location

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NZTM Easting : 1 769 017 mE
NZTM Northing : 5 472 628 mN
Elevation/Eye Height : 14m / 1.7m
Date of Photography : 18 September 2025

Horizontal Field of View : 90°
Vertical Field of View : 30°
Projection : Rectlinear
Image Reading Distance @ A3 is 20 cm

OTAIHANGA RETIREMENT VILLAGE

Viewpoint Photography

Date: 23 September 2026 Revision: 0

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

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

Figure 10