Boffa Miskell

Otaihanga Retirement Village

Landscape Effects Assessment
Prepared for Summerset Villages (Paraparaumu) Limited

28 October 2026



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Release and Reliance

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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.

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1.0 Introduction

Boffa Miskell Limited (BML) has been commissioned to prepare a Landscape Effects Assessment (LEA) for the proposed Otaihanga Retirement Village by Summerset Villages (Paraparaumu) Limited ('Summerset'). The application relates to an approximately 12.7 ha area of land located at 65 and 73 Ratanui Road, Paraparaumu (referred to as the Site).

The land is zoned General Residential within the Kāpiti Coast District Plan (KCDP) and is currently used for light agricultural grazing. The Site is also identified within the KCDC's 2022 Growth Strategy – Te Tupu Pai as a "Medium-priority greenfield growth area" which signals its potential for future urban growth.

The following LEA assesses the landscape, natural character and visual effects of the proposed development on the Site on the immediate and surrounding environment.

This LEA has been prepared by Alexandra Gardiner, who is employed as an Associate Principal Landscape Planner at Boffa Miskell, an environmental consultancy. Alex is based in Wellington. She provides expert advice on a variety of landscape planning matters, including landscape effects, landscape management, spatial planning and options appraisal, and landscape characterisation. Alex holds a Bachelor of Design (2007) in Landscape Architecture from Victoria University of Wellington, as well as a Master of Resource and Environmental Planning from Massey University (2010). She prepared the LEA for the re-zoning request for the Site on behalf of the Applicant, and gave expert planning evidence at the hearing. Alex is a registered member of Tuia Pito Ora/ New Zealand Institute of Landscape Architects (NZILA).

Alex has worked on a wide variety of projects throughout her career, including numerous projects dealing specifically with rural and urban amenity matters (including outlook and visual effects) throughout New Zealand and in the United Kingdom. She has also reviewed numerous landscape assessments on behalf of district councils across New Zealand, providing technical advice and feedback on assessments for a range of development types including wind farms, solar farms and medium density residential development.

The LEA has been peer reviewed by Julia Wick, a Senior Principal Landscape Planner at Boffa Miskell. Julia is a Registered Member of Tuia Pito Ora New Zealand Institute of Landscape Architects (NZILA) and has over 15 years' experience in landscape architecture, design and assessment throughout New Zealand. She has led and peer reviewed numerous landscape, natural character and visual effects assessments for a broad range of projects including residential and retirement village developments, renewable energy projects, infrastructure projects, commercial developments and plan change processes. Julia is experienced in providing expert evidence, peer review and strategic advice on landscape and visual matters for resource consent, designation and policy planning processes.

CVs for Alex and Julia are presented in **Appendix 1** of this report.

While this is not a matter before the Environment Court, the author and peer reviewer have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 ('Code'), and has complied with that Code in the preparation of this report.

The data, information, facts and assumptions the author and peer reviewer have considered as part of this report are set out in this report. The reasons for the conclusions of the report are also set out in this report. Unless stated otherwise, the matters addressed in this report are within the author and peer reviewer's expertise and they have not omitted to consider material facts known to them that might alter or detract from the opinions expressed.

2.0 Assessment Methodology

This assessment follows the concepts and principles outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (*Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, 2022*) (TTaTM). A full method statement in accordance with this agreed methodology is outlined in **Appendix 2** of this report and is summarised below.

In accordance with current best practice, this landscape assessment identifies, describes and evaluates the relationship between the physical, perceptual, and associative attributes of the landscape in order to determine the overall landscape effects of the Proposed Development. These attributes can be summarised as follows:

- Physical attributes refer to the tangible elements of the landscape, such as landforms, soils, vegetation, climate, waterways, and wildlife, alongside built and modified features like roads, buildings, land use patterns, and heritage sites. These elements together shape the landscape's physical structure and ecological function.
- Perceptual attributes relate to how people experience and interpret the landscape. This includes its visual coherence, aesthetic qualities, sense of scale, and the way natural and human-made features come together to form a legible and memorable environment.
- Associative attributes capture the cultural, historical, and spiritual connections that people and communities have with a place. These include tāngata whenua traditions, stories, and values, as well as shared and recognised meanings linked to identity, belonging, and lived experience.

In accordance with the above method as set out within Te Tangi a Te Manu, this landscape assessment has assessed the level of landscape effects of the Proposed Development based on a standard seven-point scale from very low to very high, as set out below, where High and Very High Effects are considered to be Significant effects.



The recently enacted transitional provisions of the Planning Act 2026 provide that an assessment of effects no longer needs to include any of the effects set out in section 104(1A) of the Resource Management Act 1991, including effects on private views. As such they have not been considered in this assessment. However, some uncertainty remains regarding the extent to which information gathered from, or about, privately owned locations may still contribute to a landscape architect's understanding of the receiving environment, and the landscape values present within an area. The 2026 NZILA Guidance Note for the Assessment of Landscape Effects[1] acknowledges this and states that observations from private locations may continue to inform understanding of landscape character and values, provided the assessment does not draw conclusions regarding effects experienced by individual private viewers.

For this assessment, visual effects have been assessed from representative publicly accessible locations. Information obtained in relation to neighbouring properties has been used only where it assists in understanding the characteristics and values of the receiving landscape, the nature

[1] Tuia Pito Ora NZILA (2026) Guidance for Landscape Practitioners on Navigating the Transition Period under the Planning Act 2026

of the Site interfaces, and the effectiveness of the proposed landscape and design response. Effects on views from private property have not been assessed or relied upon in determining the overall level of effect.

2.1.1 Illustrative Materials and Tools used for the Assessment

The assessment has been prepared using a number of tools to assist in the determination of the level of effects. These include imagery of the proposed development such as plans, elevations and site sections, earthworks and civils plans, site photography and GIS mapping. Multiple site visits were also undertaken during the preparation of this assessment.

A series of images are embedded within the text of this LEA report, labelled **Image 1** to **Image 13**. Figures referred to are presented in **Appendix 4** and **Appendix 5**, which are appended to the end of the LEA.

2.1.2 Site Survey

A desktop review of maps, plans, photography, and other relevant documentation was undertaken to inform the required scope for the assessment. Site visits for the landscape assessment were undertaken in October 2024, and in February, March and September 2026.

Photographs taken from within the Site in relation to the Site's boundaries have also been used as technical information to understand the receiving landscape, edge conditions, settlement pattern, landform relationships and opportunities for landscape integration.

Field work was undertaken during favourable weather conditions, and site photography for viewpoints and assessment purposes were taken when visibility was excellent. Photos for viewpoint photography were taken in accordance with NZILA guidance.

2.1.3 Assessment Process

The assessment involved the following tasks:

- familiarisation with the Site and review of the proposed Masterplan and Landscape Design, including access points, setbacks, height limits and proposed earthworks and landscaping and boundary treatments;
- desktop analysis of the existing environment and landscape values. This included a review of relevant information relating to landscape and visual aspects of the Site and the surrounding landscape;
- Site visits were undertaken by Alex Gardiner in 2024 and 2026. The visits confirmed the character and values of the Site and surrounding landscape, the nature of the Site interfaces, and the extent of the public visual catchment. Representative photographs are included in **Appendix 4: Graphic Supplement – LEA** to illustrate this context. Photographs associated with neighbouring properties have been included to provide contextual information only;
- review of relevant statutory provisions;
- assessment of potential natural character and landscape effects, and visual effects from publicly accessible locations; and

- recommendations for conditions.

The LEA is supported by the following Appendices and Figures:

- Appendix 1: CVs
- Appendix 2: Method Statement
- Appendix 3: Statutory Framework
- Appendix 4: Graphic Supplement – LEA:
    - Figure 1 – Site Location Plan
    - Figure 2 – Site Context Plan
    - Figure 3 – Architectural Masterplan
    - Figure 4 – Landscape Masterplan
    - Figure 5 – KCDC Planning Context
    - Figure 6 – Site Appraisal and Viewpoint Photography Location Plan
    - Figures 7 and 8 – Site Appraisal Photographs
    - Figure 9 – Viewpoint 1: View from Killalea Place; Viewpoint 2: View from Otaihanga Road
    - Figure 10: Viewpoint 3 :View from Kotuku Park Lookout
- Appendix 5: Graphic Supplement – Site Boundaries – Background Document
    - Figure 1 – Site Boundary Location Plan
    - Figure 2 – Overview and Key Observations
    - Figures 3 to 11 – Site Interface Observations

3.0 The Proposal

The proposed development comprises the creation of a comprehensive care retirement village on a 12.7 ha site on the eastern edge of Paraparaumu, accessed from Ratanui Road and incorporating a range of independent living, care and communal amenities within a cohesive landscape framework. The Masterplan has been developed around a central village, with residential neighbourhoods, communal amenities, open space and stormwater management features integrated throughout the Site.

The retirement village will provide a total of 347 residential and care units, comprising 257 independent living units (ILUs) and 90 care units accommodated within the main village building (see **Figure 3** in **Appendix 4** and **Image 1**[2] below). The independent living component contains a mixture of cottages, villas and townhouse typologies, while the care component includes care beds, memory care suites and serviced apartments. The village has been designed to provide a

[2] All images referenced in this section are also presented in the design packages which form part of this application.

range of housing options while maintaining a consistency of residential character across the Site.



Image 1: *The proposed Masterplan (Architectural drawings Sheet AR.010)*

The main village building is located in the eastern-central part of the Site and forms the focal point of the retirement village from within the Site. This building is accessed by the principal village road and is surrounded by communal outdoor amenity areas including bowling greens, croquet lawns, pickleball courts, formal gardens and gathering spaces.

The remainder of the Site accommodates independent living neighbourhoods, which are arranged around an internal road network that extends from the principal entrance. The layout establishes a hierarchy of primary roads, secondary roads and lanes, creating a legible village structure while enabling efficient access through the retirement village. The neighbourhoods are interspersed with landscaped open spaces, communal gardens and pedestrian connections that provide opportunities for recreation, social interaction and movement throughout the village.

The proposed built form responds to the Site's size and surrounding context. Buildings are generally one storey units, with a small number of two storey townhouses within the village (see **Image 2** and **Image 3**). The largest building component is the central care and amenities building which has a general height of approximately 9.6m (with variances of up to approximately 12m maximum height in some discrete locations). The tallest buildings and massing are concentrated toward the interior of the Site, while lower-scale residential forms are located along the majority of the external boundaries. This arrangement assists in reducing the prominence and perceived scale of development at the Site edges and creates a graduated transition between the village and the adjoining landscape.

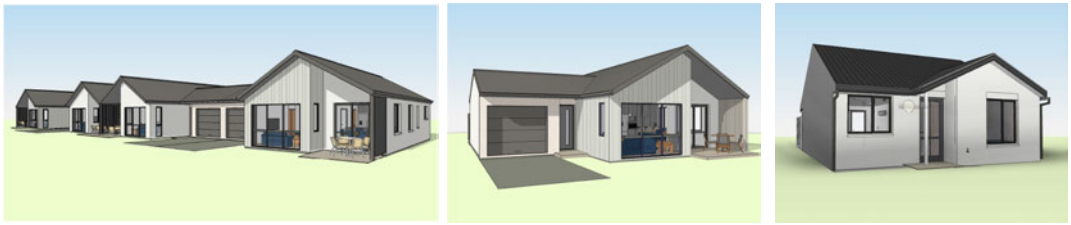


Image 2: *4-block Villa, Single Villa, and Cottage typologies (Architectural Drawings AR.400 series)*

The architectural design incorporates a variety of residential typologies, roof forms, materials and colours to create visual diversity across the development. The material palette includes brick, fibre cement cladding, plaster and metal roofing, with differing colour schemes distributed

throughout the village. Collectively, these measures seek to break down building scale and reinforce the character of the development as a series of residential neighbourhoods rather than a singular built form.



Image 3: *Townhouse typologies (Architectural Drawings AR.400 series)*

Landscape design has been a key element of the Masterplan (see **Figure 4** in **Appendix 4** and **Image 4**, below). The primary entrance from Ratanui Road is designed as the arrival point and incorporates feature paving, specimen tree planting, architectural walls, signage and structured landscape treatment (see **Image 5**). Signage will include a permanent Summerset sign at the main entrance, which will be lit to assist with wayfinding. A landscaped boulevard extends into the Site, connecting the entrance with the main village building and forming the principal spine of the development. A series of formal gardens, pedestrian nodes, seating areas and communal spaces are located throughout the village to support resident amenity and reinforce the hierarchy of movement routes.

The Landscape Masterplan proposes a substantial increase in vegetation cover compared with the existing pastoral character of the Site. The planting strategy includes street trees, specimen trees, native riparian vegetation, wetland species, hedging and ornamental garden planting throughout the village. Once established, this planting will contribute significantly to the internal amenity of the village and assist in integrating the development with its surrounding environment.

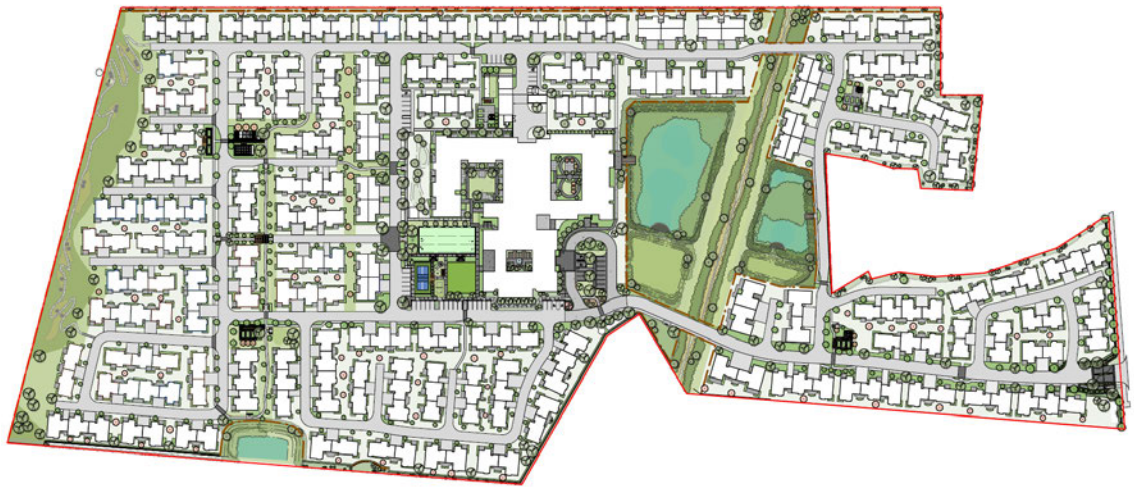


Image 4*: Kamo Marsh Landscape Masterplan (from Kamo Marsh Landscape Design Package)*



***Image 5**: Ratanui Road frontage (from Kamo Marsh Landscape Design Package)*

A substantial wetland and stormwater management network forms a defining element of the central western part of the Site (see **Image 6 and Image 7**). This includes flood storage areas, wetlands, swales, riparian planting and the enhancement of the existing waterway corridor. The Masterplan incorporates two centralised wetlands located either side of the drain, comprising approximately 3,830 m² to the north and 1,650 m² to the south. A further western flood storage area is integrated within the landscape design, providing a combined total of approximately 6,393 m² of managed wetland and flood storage. These areas are proposed to be planted predominantly with indigenous wetland and riparian species and are intended to provide both ecological and visual amenity benefits. Boardwalks, lookout areas, seating opportunities and pedestrian connections are incorporated where appropriate to enable residents to engage with these landscape features.



***Image 6**: Wetland Section (from Kamo Marsh Landscape Design Package)*

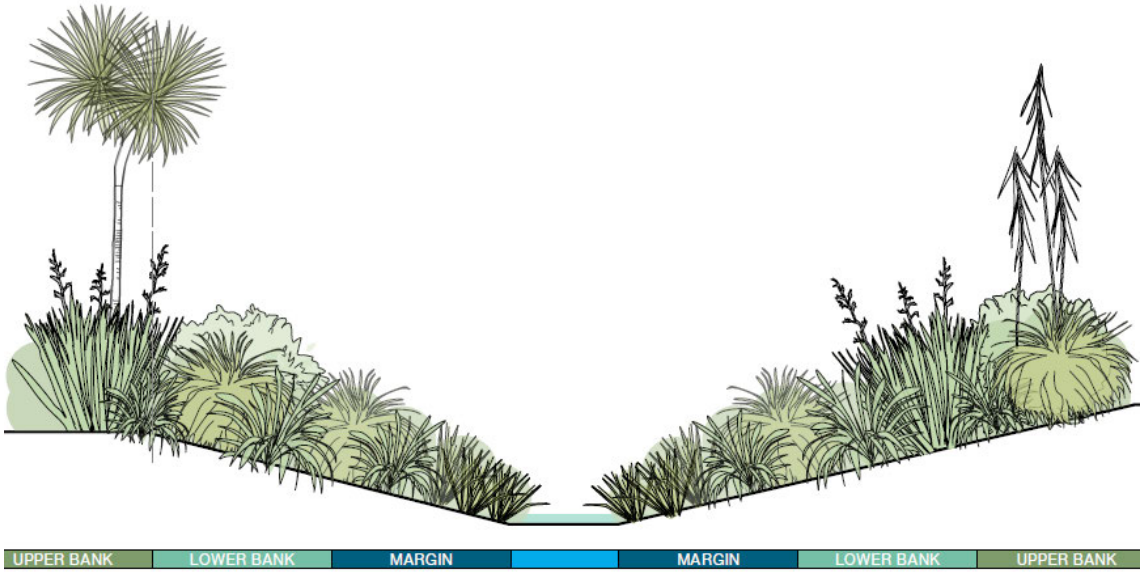


***Image 7**: Drain Section (from Kamo Marsh Landscape Design Package)*

The existing dune landscape along the north edge of the Site is retained and integrated into the overall Site design (see **Image 8**). The design seeks to maintain the natural dune landform while providing pedestrian access and opportunities to experience elevated views towards Kāpiti Island and the coastal environment. Native planting is proposed throughout the dune area to reinforce local landscape character and assist ecological enhancement.



***Image 8:** Proposed Contour Plan (CKL Infrastructure Design Report)*

Communal recreational facilities are distributed throughout the village and include a bowling green, croquet lawn, pickleball court, playgrounds, pétanque court, outdoor dining facilities, barbeque areas, winter gardens, greenhouse structures, potager gardens and informal open space areas. These facilities are integrated within the Landscape Masterplan and provide a range of passive and active recreation opportunities for residents.

3.1.1 Construction of the Proposed Village

Construction of the proposed retirement village is expected to occur over a 6-year period

Although the final staging and methodology is still to be determined, it is anticipated that the proposed retirement village would be built out over 5 phases:

- Stage 1 – Establishment of the Site entrance and main boulevard, including residential neighbourhood adjacent the access, and the southern wetland area and central drain works;
- Stage 2 – will extend along part of the western boundary and into the centre of the site, and will include the main building and a substantial portion of the village amenities, the northern wetland area, and the residential neighbourhoods to the west of this complex up to and including the western flood storage area;
- Stage 3 – the residential neighbourhoods within the north western and northern extent of the site and their associated roads and amenities, to north of the western flood area;
- Stage 4 – residential neighbourhoods within the north eastern extent of the Site;
- Stage 5 – the completion of the proposed development. This will include the residential neighbourhoods within the south eastern extent of the Site, including proposed townhouses at the eastern boundary and villas at the southern/ southeastern edges.

Consistent with a typical residential development, earthworks are proposed across the site to create the village building platforms, internal roads, drainage and wetland areas (see **Image 8**). The cut and fill plan prepared by CKL[3] indicates that approximately 43,736m^3 of cut and 118,599m^3 of fill will be required to facilitated development of the proposed development, resulting in a net fill requirement of approximately 74,863m^3.

The majority of the Site will be levelled to achieve the required ground levels for development. The large northern dune will be retained in its majority, with some recontouring required to ensure the dunes stability.

Site preparation will include removal of vegetation, redundant site features and existing structures where they are located within the proposed works, followed by topsoil stripping.

Retaining walls are proposed along selected boundary interfaces where required to accommodate level changes. The location and horizonal profiles of these elements are illustrated on Figures 2502 to 2513 in the CKL drawing set, submitted as part of the consent application documentation, and a summary of each proposed wall is set out in Table 3.1, below:

Table 3.1: Proposed Retaining Wall Lengths and Heights

Retaining Wall Ref	Total Length[4]	Maximum height
RW1	42.65m	0.96m
RW2	174.60m	1.88m
RW2B	35.65m	1.22m
RW3	106.36m	2.06m

[3] Refer Appendix 17 of the Substantive Application.

[4] Retaining wall lengths are as set out in the CKL Infrastructure Design Report.

Retaining Wall Ref	Total Length[4]	Maximum height
RW3B	28.29m	2.80m
RW4	363.21m	2.43m
RW5	59.84m	1.69m
RW6	289.93m	1.35m

Landscape planting is proposed in conjunction with the retaining structures to soften their appearance and integrate them into the wider landscape setting (see Site boundary sections in **Appendix 5** and **Image 9**, below). Boundary treatments vary according to location and include timber fencing, post-and-rail fencing, hedging, planting and retaining wall structures where necessary (see **Image 10**).

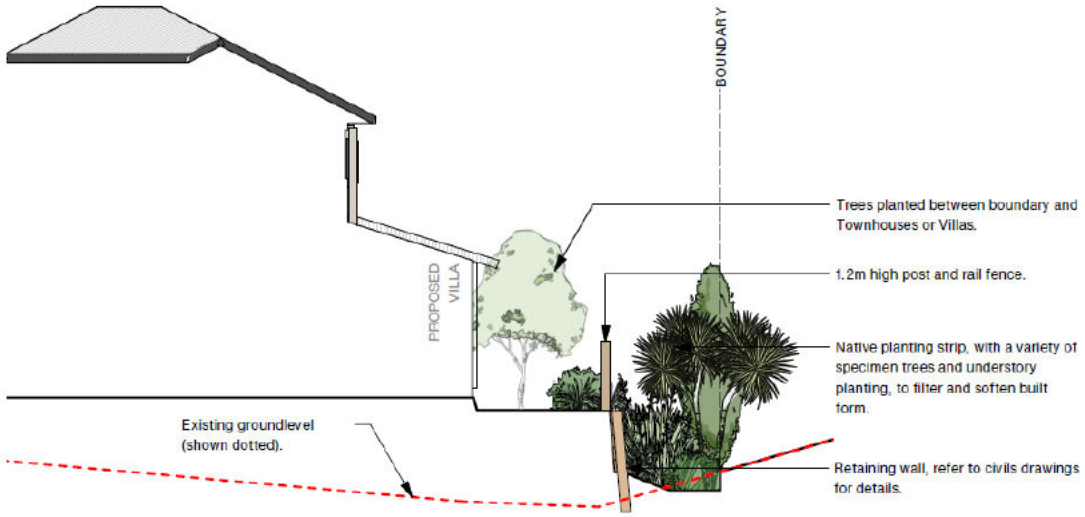


Image 9: *Section through part of the Eastern Site interface showing proposed treatment of the retaining structure*

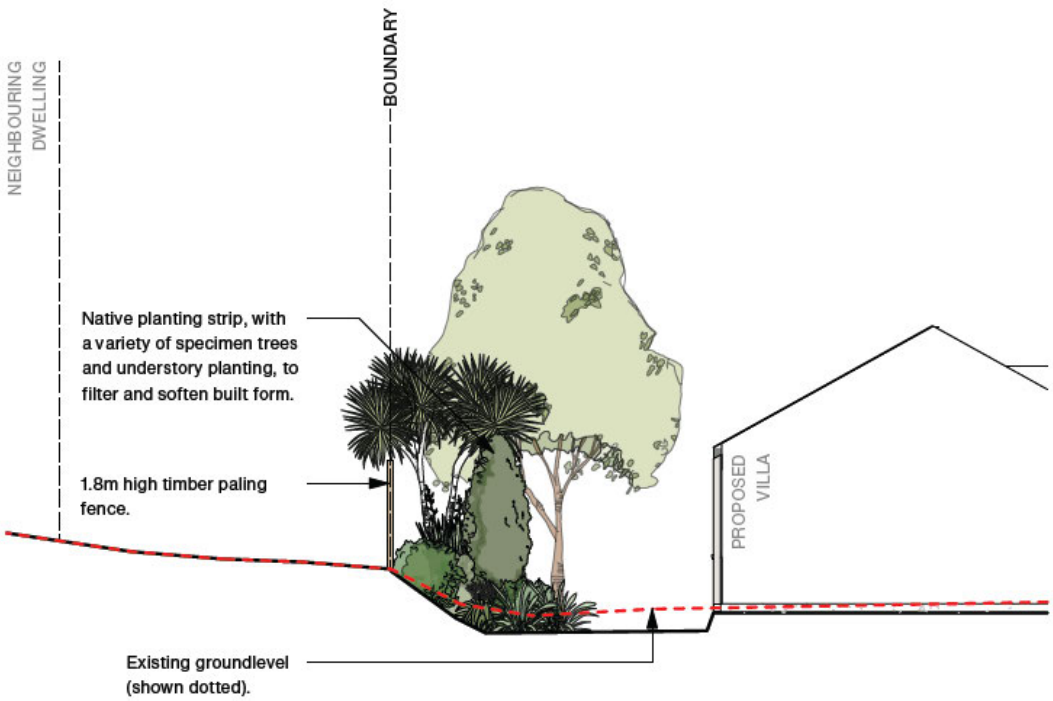


Image 10: *Section through part of the southern Site interface showing retained ground levels and proposed planting*

This LEA has relied on the information contained within the following documents, which have been submitted as part of this Fast Track Approvals Application:

- Architectural Resource Consent Package, particularly:
    - AR.002 – Existing Site Contour Aerial Plan
    - AR.003 – Proposed Site Contour Aerial Plan
    - AR.010 – Masterplan Presentation Plan
    - AR.100 – AR.101 – Site Elevations
    - AR.104 – AR.106 – Boundary Sections
    - AR.203 – Main Building Elevations
    - AR.400 series – Building typologies
- Kamo Marsh *Landscape Design* package
- CKL *Infrastructure Design Report* and associated drawing package
- BlueGreen Ecology *Ecological Assessment.*

Unless otherwise stated, the effects ratings contained within this assessment assume implementation of these design and mitigation measures.

4.0 Existing Environment

4.1 Site Location and Context

The proposed development Site is located on the eastern edge of Paraparaumu, approximately 600m north of the Kāpiti Expressway as shown in **Figure 1** (see **Appendix 4: Graphic Supplement - LEA**). It is accessed from Ratanui Road. The Site is generally rectangular in shape and comprises modified coastal dune landforms characteristic of the wider Kāpiti Coast landscape.

The Site sits within a pocket of rural-appearing, largely undeveloped land which provides a transition between the more urban area of Paraparaumu which lies immediately to the west of the Site, and Otaihanga, a small community located approximately 340m to the east/northeast (see **Figure 2**). To the south, rural-residential lifestyle properties extend across the landscape, bounded by the Kāpiti Expressway. A small area of farmland aligns with the northern boundary of the development area. Beyond this lie the eastern extent of Paraparaumu, the mouth of the Waikanae River and the Kāpiti coastline.

The wider landscape is largely urban in character, characterised by a lowland coastal setting with dune landforms forming a recurring component of the local landform where it remains unmodified by residential/ urban development. The distant Tararua Ranges form the background and skyline to views to the south while Kāpiti Island is present in glimpsed views to the northwest.

The Site is not identified as an Outstanding Natural Feature or Landscape (ONFL), Special Amenity Landscape (SAL), or other recognised landscape resource within the Kāpiti Coast District Plan nor is it identified as High Natural Character. While located within the Coastal Environment overlay, the landscape of the Site has undergone extensive modification through agricultural use, drainage works, vegetation clearance and earthworks.

4.1.1 Physical

The physical values of the Site are associated with its undulating landform, vegetation pattern, hydrological features and spatial relationship with the surrounding landscape.

The Site is part of the wider Kāpiti coastal landscape and retains some of the coastal dune system that characterises much of the district (where not altered by development). These undulating landforms remain evident despite historical modification associated with pastoral farming activities and contribute to local landform diversity.

Land cover is predominantly pastoral grassland which reflects the Site's long-standing rural land use. Small paddocks are used for grazing, and are delineated by post-and-wire fencing, together with scattered specimen trees, and limited extents of vegetation concentrated along parts of the Site boundaries. A mature shelterbelt and several specimen trees have recently been removed, leaving relatively little vegetation within the Site itself. Built development is minimal and limited to farm-related infrastructure, including a farm building, fencing, water tank and agricultural utilities.

A modified drainage channel crosses the Site in an east-west direction through the central portion of the property. Small remnant wetland areas occur within low-lying dune hollows and a man-made pond is located within the southern extent. These features contribute to the

landscape pattern and reflect the site's underlying hydrology, although they have been substantially modified through historical farming and drainage activities.

The physical values of the Site are primarily associated with the legibility of the underlying dune landform, together with the pattern of open pasture, boundary vegetation and hydrological features that define its existing landscape structure.

4.1.2 Perceptual

The perceptual values of the Site relate to the way the landscape is experienced and understood by people.

The Site has a predominantly rural-appearing character arising from its pastoral land cover, absence of substantial built development and areas of open grassland with relatively open boundaries. The combination of open pasture and relatively low-density settlement around the Site contributes to a sense of openness and spaciousness within the immediate receiving environment.

The topography is gently undulating, creating variation in enclosure and openness throughout the Site area. Elevated areas provide views across surrounding areas of Paraparaumu, with Kāpiti Island visible in some northern views. Views to the east and south are framed by the Tararua Ranges, which form a prominent backdrop to the wider landscape. These features contribute to the wider visual context of the Site and reinforce its connection to the distinctive coastal and mountain landscapes that characterise the Kāpiti Coast. In contrast, lower-lying areas of the Site are more enclosed by the surrounding landform and vegetation, resulting in a more intimate landscape experience.

The Site is influenced by the surrounding pattern of urban and rural-residential development. Suburban residential development is evident along much of the Site’s western edge, while lower-density residential properties define much of the southern and southeastern boundaries. Due to this, the Site has a transitional peri-urban character. While rural in appearance, it does not convey a strong sense of remoteness or separation from urban influences. Existing residential development is a consistent component of the surrounding environment, and views from elevated parts of the Site frequently include urban development associated with Paraparaumu. As a result, the Site is generally perceived as part of an urban-rural interface rather than a distinctly rural landscape.

The Site has a relatively limited public visual catchment due to landform, vegetation and surrounding built development. These perceptual attributes are nevertheless evident in the relationship between the open Site, its boundaries, surrounding settlement pattern and nearby roads.

4.1.3 Associative

Associative values relate to the meanings, associations and recognised importance attributed to the landscape.

The Site does not contain any identified ONFLs, SALs, scheduled heritage features, or other formally recognised landscape resources. No district-level landscape designations apply to the Site, other than its location within the Coastal Environment Overlay.

The Site forms part of the broader coastal dune landscape that characterises the Kāpiti Coast and therefore shares a general association with the district's coastal location. However, these

values have been substantially modified through historical agricultural use, vegetation clearance, drainage works and land management activities.

At a local level, the Site contributes to the existing open and rural-appearing character of the immediate environment and forms part of the spatial transition between suburban Paraparaumu and the lower-density settlement associated with Ratanui Road and Otaihanga. These associations are local in scale and arise principally from the Site's existing pastoral use, open character and position at the urban-rural interface.

The Site is situated within the wider Waikanae River and coastal Kāpiti landscape, an area with longstanding Māori cultural associations and values. The cultural values and associations of the wider landscape, including those relating to the Waikanae River, its connected ecosystems and the exercise of kaitiakitanga, are matters appropriately informed by relevant iwi and hapū, and the statutory and planning framework applying to the area

There are no statutory acknowledgement areas within the Site boundary or the area surrounding the Site. The closest site of cultural significance, as identified by the District Plan is an area of Waahi Tapu – the Arapawaiti Urupa – which is located approximately 500m north west of the Site.

Overall, the Site has no identified formal landscape or heritage recognition. Its associative values are derived principally from its relationship with the wider coastal landscape, its existing pastoral land use, and its contribution to the character of the immediate receiving environment and the transition between urban and rural-residential areas.

4.2 Baseline Visibility

The extent and degree to which the Site is visible from the surrounding landscape was considered as part of the Site visit. There is varying visibility, ranging from no view of the Site to full, open views. Three categories of visibility have been identified:

- Truncated/glimpsed views: views towards the Site that are limited or interrupted by intervening vegetation, landform, buildings or other visual barriers.
- Partial views: views of part of the Site, including views filtered through vegetation or between structures, or more distant views where the Site forms a relatively small component of the overall view.
- Open views: clear views encompassing a substantial proportion of the Site within the wider landscape.

A series of Site Appraisal Photographs and Viewpoint Photographs have been taken to illustrate the Site's existing visibility from within the Site and from the surrounding landscape. The photography and viewpoint locations are shown on **Figure 6: Site Appraisal and Viewpoint Photography Location Plan** in **Appendix 4.**

Site Appraisal Photographs capture the character and internal visibility from within the Site and the Viewpoint Photographs demonstrate the visibility of the Site from the surrounding landscape.

The visual catchment of the Site is relatively limited in the broader landscape, due in part to the undulating topographical nature of the Site and wider area, as well as intervening vegetation aligning the Site boundaries. Publicly accessible locations from which the Site may be visible include Ratanui Road, Otaihanga Road and Kotuku Park. Visibility ranges from open or partial

views along a short section of Ratanui Road to glimpsed or no views from Otaihanga Road and partial, filtered views from Kotuku Park.

Observations from within the Site and along its boundaries have also informed the understanding of the immediate receiving environment and the Site's relationship with adjoining land. This information is used to describe landscape context and interface conditions.

The Site Appraisal Photographs are located within the Site and along its boundaries with adjoining properties. They illustrate the character of the Site, the nature of its external interfaces, and the relationship between the Site's landform, vegetation and surrounding settlement.

From within the Site, especially when looking north from the central drain, the Site appears open with limited vegetation across the undulating duneland topography. The edges of the Site are contained by groups of mature trees which align the western boundary of the Site and views across the wider landscape are generally truncated. Large houses on adjoining lifestyle properties form part of the landscape context along this boundary (see **Figures 7 and 8** in **Appendix 4**). From the more elevated landform along the northern boundary, looking south, the lower lying undulating landform of the Site is punctuated by individual and small groups of trees. Areas of trees and vegetation outside the Site to the east provide containment (see **Figures 7 and 8** in **Appendix 4**).

Towards the southern part of the Site, the Site is more consistently framed by vegetation present within adjacent properties, where trees and shrubs are used to demarcate property boundaries. The Site is relatively contained from the wider public environment. At these southern interfaces, the Site's open farmland contributes to the perceived separation between areas of built development. (see **Figure 7 and 8** in **Appendix 4**).

An appraisal was undertaken from the area surrounding the Site to understand how visible or prominent the Site is within the wider landscape. Three viewpoints were selected to illustrate those locations where it is most visible, as outlined below.

Viewpoint 1 (see **Figure 9** in **Appendix 4**) is located at the junction of Killalea Place and Ratanui Road, approximately 90 m south of the Site, looking northeast. From Killalea Place, only glimpsed views of the Site are available due to substantial intervening vegetation along adjoining property boundaries. Road users on Ratanui Road pass directly alongside the western boundary of the Site. From this location, the Site boundary and proposed access point, currently comprising a farm gate and layby, are visible towards the centre of the view.

Viewpoint 2 (see **Figure 9** in **Appendix 4**) is located on Otaihanga Road, approximately 360m northeast of the Site, looking in a south westerly direction towards the Site. From this location, roads users receive glimpsed to no views of the Site. An existing water tank on the summit of a dune landform is visible in the view and denotes the northeastern corner of the Site. This would be the only part of the Site visible from this location. As the landform drops from this high point, the site is screened by vegetation and residential development in the middle ground of the view.

Viewpoint 3 (see **Figure 10** in **Appendix 4**) represents a view from a public lookout at the summit of Kotuku Park, located approximately 615m north of the Site. From this reasonably elevated location, viewers have panoramic long-distance views of Kāpiti Island and the Kāpiti coastline to the north, and the Tararua Ranges to the south and east. In the middle distance, the view extends across the roofs of the urban settlement of Paraparaumu with some pockets of rural landscape. Partial views of the northern extent of Site are available, in between intervening layers of vegetation that are in the foreground of the view at the summit.

Overall, the Site has a relatively discrete visual presence within the wider landscape. Its visibility is generally limited by the combination of topography, vegetation and surrounding residential

development, and it is located away from the principal viewing corridors of the Kāpiti Expressway, Mazengarb Road and Otaihanga Road. The Site is, however, visible from a short section of Ratanui Road, approximately 300 m in length, as the road approaches and passes alongside the Site.

5.0 Statutory Provisions

The Site is located within the Kāpiti Coast District (see **Figure 5**). The Site was recently rezoned from Rural Lifestyle Zone to General Residential Zone through Private Plan Change 4 (PC4), which became operative on 1 September, and introduced the Ratanui Development Area provisions. In addition, a small area associated with the boundary earthworks at 65 Ratanui Road remains within the Rural Lifestyle Zone.

PC4 provides for either residential or retirement village development of the Site. There are a number of planning provisions that are relevant to this project. Specifically, they include:

- The Fast-Track Approvals Act 2024 (FTAA);
- The Resource Management Act 1991 (RMA) – notably section 6 (natural character) and section 7 matters;
- Wellington Regional Policy Statement 2013; and
- Kāpiti Coast Operative District Plan 2021.

A full summary of the planning provisions relevant to the proposed development, from a landscape and visual perspective, are set out in **Appendix 3**. An outline of these is set out below.

5.1 Fast Track Approvals Act (FTAA)

The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Schedule 5 of the FTAA requires that where approvals relating to the RMA are sought that an assessment of environmental effects must be prepared[5], and that assessment of environment effects must cover[6]: *any physical effect on the locality, including landscape and visual effects*.

5.2 Resource Management Act (RMA)and transition

The RMA remains relevant to this assessment notwithstanding the enactment of the Planning Act 2026 and Natural Environment Act 2026. The new Acts received Royal Assent on 30 September 2026 and provide for a staged transition from the RMA framework to the new resource management system. Certain amendments to the RMA and FTAA take effect from 30 October 2026, while other provisions of the new legislation, including key provisions relating to

[5] Clause 5(4) of Schedule 5 of the FTAA.

[6] Clause 7(b) of Schedule 5 of the FTAA.

planning consents, will commence at a later date in accordance with the statutory transitional arrangements.

During this transition, the RMA and existing RMA planning instruments will continue to apply to relevant consenting processes until the applicable transition arrangements take effect. The Planning Act expressly contains separate transitional provisions for resource consent applications lodged during the transition period. Accordingly, this LEA has considered the RMA and relevant statutory planning documents as applicable at the time of writing.

Under the current RMA framework, Part 2 sets out the purpose and principles of the Act. For the purposes of this assessment, relevance is also attached to those provisions relating to landscape, natural character and amenity values, recognising that these matters continue to inform current landscape assessment practice. RMA matters pertinent to landscape and visual aspects of the proposed development are sections 5, 6(a), 7(c) and 7 (f).

Section 5 sets out the purpose of the RMA, which is to promote sustainable management. section 6 sets out matters of national importance with section 6(a) relating to the protection of natural character. Section 7 (c) concerns the maintenance and enhancement of amenity values and S7 (f) the maintenance and enhancement of the quality of the environment.

Section 6 below presents a discussion and assessment of the natural character, landscape and visual effects of the proposal.

5.3 The Planning Act 2026

The Planning Act has narrowed the scope of landscape assessment, generally limiting relevant landscape considerations to effects on matters identified within the Act, including Outstanding Natural Features (ONF), Outstanding Natural Landscapes (ONL) and Areas of High Natural Character significant historic heritage, sites of significance to Māori and other specified matters.

However, during the transition period from the RMA to the fully operative Planning Act, the transitional provisions currently applying under the RMA do not exclude landscape, amenity, character or visual effects from consideration.

Under the current transitional framework, views from private properties no longer need to be assessed under the FTAA. On this basis, effects on private views are not considered within this LEA.

Accordingly, this LEA considers:

- Effects on natural character (see Section 6.1);
- Effects on landscape character and values (see Section 6.2); and
- Effects on visual amenity from public locations (see Section 6.3).

5.4 New Zealand Coastal Policy Statement

The Site forms part of the coastal environment as shown on the KCDP online Planning Map[7]. This overlay includes most of the Kāpiti coastal plains, up to and including the escarpment at Hemi Matenga Memorial Park, some 5km inland.

As the Site is located within the coastal environment, the New Zealand Coastal Policy Statement (NZCPS) applies. Applicable policies include Policy 13: Natural Character and Policy 15: Natural Landscapes and Natural Features.

5.5 Regional Policy Statement for the Wellington Region (RPS)

A full review of the RPS is presented in the Assessment of Environmental Effects (AEE) report, prepared by Incite (refer Appendix 5 of the AEE).

The RPS outlines a number of objectives and related polices relevant to landscape and urban development. These are:

Chapter 3.2 Coastal Environment:

- Objective 4: The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.
- Policy 35: Preserving the natural character of the coastal environment
- Policy 36: Managing effects on natural character in the coastal environment

Chapter 3.7: Landscape

This chapter recognises that landscape is shaped by a combination of natural processes and human actions and that landscape is the product of cumulative expression of natural and cultural elements, patterns and processes in a geographical area.

The Site is not within an ONL nor is it within a Special Amenity Landscape (SAL). The Site therefore falls within the 'third' tier of landscapes being 'other' landscapes. These landscapes contribute to the amenity and character of the region and are managed through the general amenity provisions in local authority plans. Impacts on these landscapes are not considered to be a regionally significant issue.

Chapter 3.9 Regional form, design and function

This chapter focuses on physical arrangement within and between urban and rural communities. Good urban design seeks to ensure that the design of buildings, places, spaces and networks work well for communities and are environmentally responsive. Objectives and policies of relevance to the LEA are:

- Policy 54: Achieving the region's urban design principles
- Policy 55: Providing for appropriate urban expansion
- Policy UD.3: Responsive planning to developments that provide for significant development capacity

[7] Kāpiti Coast District Plan Planning Maps (2021) accessed from: https://eplan.kapiticoast.govt.nz/eplan/property/0/0/230?fp=true (accessed 19/11/2024)

- Policy 67: Establishing and maintaining the qualities and characteristics of well-functioning urban environments

5.6 Kāpiti Coast District Plan

At a district level, the Site has not been identified as having any landscape overlays or significant ecological features apart from being within the mapped Coastal Environment. There are also no ONLs or ONFs within the immediate vicinity of the Site.

The Site is zoned General Residential under the KCDP. Under the KCDP, the height limit in the General Residential Zone is 11m. The minimum lot size for General Residential zoned land under the KCDP is 420m^2.

Relevant objectives and policies of the KCDP with regards to the proposed development are as follows:

5.6.1 District Wide Matters

- Objective DO-O4 Coastal Environment
- Objective DO-O11 Character and Amenity Values
- Policy CE-P3 Preservation of Natural Character
- Policy CE-P4 Restore Natural Character

5.6.2 General Residential Zone

- Policy GRZ-P7 Development and Landforms.
- GRZ-P10: Residential Amenity
- GRZ-P11: Residential Streetscape.
- GRZ-P12: Landscaping
- Policy GRZ – P28: Retirement Villages

5.6.3 DEV3 – Ratanui Development Area

The Ratanui Development Area provides for a retirement village at the Site. The policies, rules and standards relating specifically to the Ratanui Development Area of particular relevance to the LEA in the context of a retirement village development are set out below.

DEV3-P1 Subdivision, Use and Development Enable retirement villages and residential activities and subdivision in DEV3 – Ratanui Development Area where it is undertaken in generally accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan including:

1. […]
6. ensuring that development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into the surrounding landscape, and an attractive and biodiverse planting structure is created for the Site including:

a. appropriate street tree and amenity planting, including riparian planting along the highly modified stream;

b. planting species and arrangements reflecting predominantly indigenous species which are typical of the coastal area and naturally occurring in the local area, as well as appropriate exotic amenity plantings;

c. boundary treatments around the entire perimeter of the development site, including landscaping, planting, fencing and/or earthbunds, as appropriate, that:

    i. ensure integration between the new development and adjacent sites and the wider landform to soften the transition from a residential to rural lifestyle land use;

    ii. take into account the topographical physical constraints of the site, the sensitivity of the interface, and the scale of development in proximity to the interface;

    iii. are of sufficient width to achieve (i) and (ii) above; and

    iv. do not apply where access is provided to the Site or adjacent sites.

d. development platforms that are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges (retaining walls will be minimised in favour of natural batters and consideration will be given to retaining and enhancing natural landforms, where practicable)

6.0 Effects Assessment

A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant. While an effect arises from changes to physical attributes, the consequences on landscape values relate to all a landscape's physical, associative, and perceptual dimensions. Landscape effects can be both adverse and positive.

Effects are considered against the existing and potential landscape values, and the outcomes sought in the statutory provisions as set out in Section 5. Such provisions often anticipate change and on achieving certain landscape values. Whether effects on landscape values are appropriate will therefore depend both on the nature and magnitude of effect on the existing landscape values and what the provisions anticipate.

The assessment of potential effects is based on a combination of the landscape's sensitivity and visibility together with the nature and scale of the development proposal. The landscape effects have been determined using a seven-point scale ranging from very low to very high as set out in the assessment methodology presented in **Appendix 2**.

Particular effects considered in this assessment relate to the following:

- Effects on Natural Character;
- Landscape character effects, and
- Visual amenity effects from publicly accessible locations.

The principal elements of the proposal that will give rise to long term landscape effects are:

- the change in landscape character from a rural appearing landscape to a developed residential environment, and the effect on landscape values; and
- visual changes experienced from publicly accessible locations.

In addition, during construction the following elements have the potential to result in effects on the physical landscape within the Site, as well as the landscape character and values and/ or visual amenity of the Site and surrounding area:

- site clearance and levelling;
- construction of new site access and upgrade of existing access point;
- construction and subsequent reinstatement of a temporary site compound incorporating site offices
- construction of site infrastructure, including buildings, retaining structures, roads etc; and
- installation of landscape mitigation such as planting, fencing etc.

Most of the effects occurring during this phase relate to disturbance of existing landcover at the Site and potential for long term change or loss of characteristic landform and vegetation with consequential effects on the character and amenity of the Site and the adjoining area.

Despite the phased manner of the construction activities of the Proposed Development, short term effects are possible but would largely be confined to the interior of the Site and immediately adjacent areas.

These effects would primarily arise from the scale of earthworks, the associated modification of existing landform and ground cover, and the gradual construction of built development.

6.1 Natural Character Effects

The Site is located within the Coastal Environment overlay identified in the Kāpiti Coast District Plan. The Site also contains a highly modified drainage channel and several small inland wetland areas. Two constructed ponds are present within the southern and western parts of the Site. As these are artificial features, they are not considered further within this natural character assessment.

The Site forms part of the wider coastal plain of the Kāpiti Coast and retains remnants of the dune landforms that characterise this environment. It has been used for agricultural purposes for many years and has undergone modification through grazing, vegetation clearance, drainage works and ongoing land management. Existing land cover is dominated by grazed pasture, with scattered exotic trees and limited indigenous vegetation. As a result, the Site exhibits a relatively low level of natural character despite its location within the Coastal Environment.

While much of the Site has been modified by historical agricultural activities, remnants of the original dune landforms remain evident through subtle variations in topography and the presence of wetland hollows occupying local depressions. A larger dune landform forms the northern boundary of the Site and is visible from the immediate area outside the Site. These features provide a physical connection to the coastal processes that originally formed the wider landscape. However, the legibility of the dune landforms has been substantially reduced

through ongoing modification, such that only a limited expression of the original dune landscape remains apparent.

A highly modified drainage channel crosses the central part of the Site in an east-west direction. Both the form of the channel and its margins have been substantially altered from any natural condition. The watercourse functions primarily as a farm drain and does not exhibit characteristics typically associated with natural stream systems. The channel is largely straight, deeply incised and bordered predominantly by pasture grasses, with three culvert crossings providing access between paddocks. During wetter periods the channel holds water, although it can run dry during extended periods of dry weather. Natural fluvial processes and natural character attributes associated with the channel are limited and it therefore contributes only a minor element to the overall natural character of the Site.

Multiple small wetland areas occur within dune hollows across the Site. Information provided by project ecologists BlueGreen Ecology identifies these features as palustrine marsh wetlands fed by groundwater and surface water. The wetlands occur within actively grazed pasture and support a mixture of indigenous and exotic wetland vegetation, with a total area of approximately 1500m^2 (as reported in the BlueGreen Ecology report). While these features have some natural wetland characteristics, they are generally small, fragmented, and highly modified. Their ecological and functional values are addressed separately by the ecological assessments accompanying the application.

Construction of the retirement village, consistent with typical residential development, will require changes to the Site's topography in order to establish building platforms, roads, communal facilities, open space areas, stormwater infrastructure and associated services (see Earthworks cut and fill layout plan in CKL's Infrastructure Design Report and also **Image 8**, above). As a result, existing landform will be altered, portions of the modified drainage channel may require reconfiguration, and the existing wetland features will be either removed or incorporated within a redesigned stormwater and landscape framework.

In the absence of mitigation, the proposal would result in low - moderate adverse effects on those elements that currently contribute to the Site's natural character. In particular, recontouring required to accommodate the proposed development will reduce the expression of remnant dune landforms across parts of the Site, while modification or removal of existing wetland and drainage features will further alter the hydrological characteristics of the Site. However, the magnitude of these effects is moderated by the already modified condition of the Site, the low level of naturalness that remains, and the limited extent to which natural landforms, vegetation patterns and ecological processes continue to be expressed. Retention of the large dune within the northern part of the Site will maintain one of the more recognisable remnants of the original coastal dune landscape and allow an element of the Site's natural landform character to remain evident, following development, from the wider area.

While the proposed stormwater wetlands and water management infrastructure are not considered replacements for the existing natural wetland features present on the Site, the proposed Landscape Masterplan incorporates extensive wetland planting (totalling over 5000m^2 and representing more than three times the area of wetland habitat to be removed), indigenous revegetation, ecological restoration and integrated stormwater design. In combination with the riparian planting proposed along the stream corridor, these measures are expected to improve the ecological and landscape expression of water-related features across the Site and establish a more coherent landscape structure associated with water management and open space. While such measures do not fully avoid the loss or modification of existing natural character attributes, they will assist in reducing the overall level of adverse effect and provide opportunities for long-term restoration and enhancement.

Overall, the proposal will result in adverse effects on natural character through the modification of landform, a reduction in the expression of remnant dune features, and the alteration of existing wetland and drainage features. These effects arise from the scale of earthworks and landscape change required to facilitate the proposed development. However, the affected features occur within a landscape that has already undergone a high degree of modification through agricultural use and drainage, and which retains only a limited level of naturalness. Having regard to the modified baseline environment, the retention of the northern dune feature, and the proposed restoration planting and integrated stormwater and landscape design, the overall adverse effects on natural character are assessed as **Low** adverse.

6.2 Landscape Effects

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects combinations of landform, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

6.2.1 Construction Effects on Landscape

Construction activities will temporarily alter the character and appearance of the Site through bulk earthworks, landform modification, vegetation clearance, building platform formation, installation of stormwater infrastructure and wetlands, road formation, retaining wall construction, installation of associated infrastructure and the phased build-out of the retirement village over an anticipated 6-year construction period.

The most noticeable landscape effects will result from the earthworks and infrastructure establishment phases. Approximately 43,736m^3 of cut and 118,599m^3 of fill are proposed across the Site to facilitate development, resulting in substantial modification of existing ground levels across much of the Site. During these works, the existing pastoral character and modified dune landforms will be temporarily replaced by an active construction environment, characterised by exposed earth, machinery, stockpiles, temporary drainage measures, haul roads and partially completed infrastructure.

Additional temporary landscape effects will arise from the construction of the proposed wetlands, internal road network, village amenities, residential neighbourhoods and retaining walls. Retaining walls of up to 2.8m in height will be constructed along parts of the Site boundaries and, during construction, will appear as engineered elements prior to the establishment of associated landscape planting, particularly where they form part of the Site interfaces. In locations where temporary acoustic attenuation barriers are required, these will further reinforce the appearance of a more engineered and enclosed site edge during construction. However, these effects will be localised and temporary, reducing as works move through the Site and temporary structures are removed.

Due to the staged nature of development, works will not occur all at once across the full Site. Construction activity will generally be confined to discrete parts of the Site at any one time, allowing completed areas to stabilise and become progressively planted while later stages are constructed. The establishment of proposed wetland planting, indigenous revegetation and other landscape works during the construction programme will assist in progressively integrating completed stages of the development into its environment.

Construction-related landscape effects are anticipated to be **Moderate** adverse at their greatest. The scale of earthworks, duration of construction and introduction of extensive temporary

construction activity will result in a noticeable change to the character and appearance of the Site. These effects are temporary and will not occur for the full duration of construction. They will progressively increase and then reduce as construction stages (and activities within each stage) are completed and the proposed Landscape Masterplan becomes implemented and begins to establish. Effects will reduce to **None** once construction is complete.

6.2.2 Physical Effects

The proposal will result in a permanent physical change across the entire Site. The existing landscape comprises largely open pastoral land containing modified dune landforms, a highly modified drainage channel, and limited vegetation cover. The proposed retirement village introduces a planned residential environment comprising residential units, a central village and care facility, internal roads, communal facilities, recreation areas, stormwater infrastructure, open space and associated services. The proposed development also includes extensive landscape planting, flood storage and wetland areas, and a network of pedestrian connections throughout the Site.

The most notable physical changes will arise from the earthworks required to establish development platforms, internal roads, stormwater infrastructure, flood storage areas and communal facilities. These works will modify existing landform and reduce the legibility of the modified dune features currently present across the Site. As a consequence, the Site will transition from a predominantly open pastoral landscape characterised by gently rolling topography to a comprehensively developed residential environment.

The majority of the Site will be recontoured to accommodate the proposed village. This includes the creation of multiple building platforms, internal road corridors, stormwater treatment features, flood storage areas and supporting infrastructure. While earthworks will alter the existing topography, they are required to enable the planned urban development and will establish the framework for both the built form and landscape treatment proposed throughout the village.

Retaining structures will form part of the design outcome, particularly along parts of the western, southern and eastern interfaces where changes in finished ground levels are proposed. These elements will increase the degree of physical modification experienced along portions of the Site perimeter and will create a more defined and engineered edge than currently exists.

The proposed landscaping will, over time, create a more vegetated and structured landscape than currently exists. While this will not offset all changes to existing landform and openness, it will assist in integrating the proposed development into its setting, softening retaining structures and boundary treatments, and reducing the apparent scale of built form.

Overall, physical effects on the landscape character values of the Site are assessed as **Low-Moderate** adverse.

6.2.3 Effects on Perceptual Values

The perceptual values of the Site largely result from its open pastoral character, gently undulating landform and its appearance as a relatively undeveloped area which lies between the urban environment of Paraparaumu and the lower-density rural-residential environment of Otaihanga. The open grassland, modified dune forms and limited built development contribute to a sense of spaciousness and provide visual relief within the otherwise increasingly developed environment.

As development occurs across the Site, the existing sense of openness and separation between surrounding areas of settlement will reduce, and a greater degree of built form, activity and urban character will become present within the immediate landscape.

As discussed in Section 6.2.1, perceptual effects during construction will generally be greater than those experienced once the retirement village is complete. During construction, exposed earth, machinery, retaining works, partially completed buildings and temporary acoustic barriers will temporarily increase the apparent degree of landscape modification and enclosure along parts of the Site boundary. These effects will reduce as construction activities conclude and the permanent landscape treatments become established.

The most notable long-term perceptual effects will arise from the presence of built development across the Site rather than from any individual building or structure. The Site will transition from open pasture and modified dune landforms to a comprehensively developed residential environment including buildings, retaining structures, landscape planting, open space and village activity which will reduce the degree of openness currently experienced.

The extent to which these changes alter the experience of the landscape is influenced by the wider context. The Site does not form part of a larger or remote rural landscape and existing residential development is a defining characteristic of much of the surrounding environment. The surrounding environment already contains substantial residential development and urban influences and therefore the proposed village will not introduce an unfamiliar or incongruous character into the area.

The implementation of the proposed landscape masterplan will assist in integrating the proposed village into its surroundings, softening the appearance of development and contributing to a greener, varied and more visually structured environment than currently exists. While planting and landscaping will not maintain the existing sense of openness, the landscape design will assist in mitigating the perceived scale and extent of built form, soften retaining structures and the development's edges, and assist the transition between adjoining land uses as vegetation matures.

Overall, long-term perceptual landscape effects are anticipated to be **Low-Moderate** adverse.

6.2.4 Effects on Associative Values

Associative values relate to the meanings, associations and importance attributed to a landscape by people and communities.

The Site is not identified as an ONFL, SAL or any other formally recognised landscape within the District Plan. The Site does not contain landscape features that are recognised for their rarity, representativeness or scenic value at a district, regional or national level. Its associative values are therefore primarily local in nature.

At present, the principal associative values of the Site relate to:

- its role as an area of undeveloped land between surrounding residential areas;
- its contribution to the open and undeveloped character of the immediate receiving environment; and
- its broader association with the coastal dune landscapes that characterise parts of the Kāpiti Coast.

The proposal will affect some of these existing associations. In particular, the Site's current association as an area of open pastoral land at the existing urban edge of Paraparaumu will

reduce as the proposed retirement village is built out and its role as a relatively undeveloped area that provides separation between areas of settlement will be replaced by a more urban residential association.

The proposal will not affect any recognised or protected associative landscape values, nor does it affect any identified landscape resource of district, regional or national significance. The Site has recently been rezoned General Residential and is subject to the DEV3 provisions which specifically provide for residential development and retirement village activities. Therefore, the proposal aligns with the planned future role of the Site and reflects development that is anticipated by the District Plan.

Over time, the Site will develop new associations relating to residential living, community activity and open space amenity, replacing its current association as a largely undeveloped pastoral property. While this represents a change in the Site's current associative values, it is consistent with the Site's residential zoning and planned urban development outcomes anticipated for the area.

Overall, associative landscape effects are assessed as **Low** adverse.

6.2.5 Overall Permanent Landscape Effects

The proposal will noticeably alter the landscape character of the area, changing it from open pastoral land into a retirement village environment. The most notable effects arise from the proposed landform modification, the introduction of buildings and associated infrastructure, and a reduction in the openness of the Site and the degree of separation it currently provides between surrounding areas of settlement.

The landscape of the Site forms part of a modified peri-urban area which sits on the edge of Paraparaumu. The Site has recently been rezoned for urban development, reflecting its anticipated future role within the locality.

The proposal will also involve substantial modification of the existing site topography through earthworks, regrading and the introduction of retaining walls in some locations. These changes will alter the expression of the existing landform and contribute to the urbanisation of the Site. The proposed Landscape Masterplan which includes amenity planting, varied boundary treatments and open space areas, will assist in integrating the proposed development into its surroundings and softening the appearance of built form and retaining structures over time.

In addition, the proposal will result in a number of positive landscape outcomes including the establishment of a cohesive landscape structure across the Site, substantial areas of planting including the creation and enhancement of wetland habitats, and the provision of a network of open spaces and green corridors. Together, these measures would enhance the visual amenity and ecological functioning of the Site.

Taking account of the modified nature of the Site, the absence of identified landscape values, the proposed landscape masterplan, and the fact that landscape effects would be largely limited to the Site and its immediate surroundings, overall long-term landscape effects are considered to be **Low-Moderate** adverse. While the proposal will result in a noticeable and permanent change in landscape character, the effects would not substantially influence the character of the wider landscape and are considered to be generally consistent with the anticipated future character of the Site and its surroundings. The recent rezoning of the Site and the DEV3 framework provide planning context for this outcome and indicate that this form of landscape change is anticipated as part of the future development pattern of the area.

This is further reinforced by KCDC's 2022 Growth Strategy – Te Tupu Pai for the wider area, which anticipates the ongoing urbanisation of surrounding land and the transition of the locality from its current urban-rural edge character toward a more comprehensively developed residential environment.

6.3 Visual Effects

Visual amenity is one component of what contributes to the amenity values of a place. Amenity value is defined as:[8] *'those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes'*.

Visual amenity effects are influenced by a number of factors including the nature of the proposal, the landscape absorption capability and the character of the Site and the surrounding area. Visual amenity effects are also dependent on distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

The visual catchment is relatively contained to limited locations surrounding the Site due to the nature of the topography, and the character of the landscape surrounding the Site. Some longer distance views are available across to the Site from elevated areas in the wider landscape, such as from the summit of the lookout at Kotuku Park, to the north of the Site.

For the purposes of this application, visual effects conclusions are limited to views from publicly accessible locations. Information about the Site's interfaces with adjoining private land has been considered as contextual information informing the assessment of landscape character, landscape values and design integration.

6.3.1 Visual Effects from public locations

Due to the location of the Site and the degree of containment provided by surrounding landform, vegetation and existing development, public views of the Site are relatively limited. Public views are mostly available from Ratanui Road as it passes directly by the Site. More distant and partial or glimpsed views are available from short sections of Otaihanga Road, and from the public lookout at Kotuku Park. In most instances, views of the proposed development will be experienced within an existing urban or peri-urban context where residential development is already a defining characteristic of the landscape.

While the proposal comprises a comprehensive care retirement village across the full site area, the Site is not a visually prominent or widely visible location within the wider landscape. Therefore, visual effects from public locations are generally localised and limited to those areas where views of the Site are available.

[8] Defined in s2 of the RMA 1991.

6.3.1.1 Ratanui Road



***Image 11**: View from the junction of Ratanui Road and Killalea Place, south east of the Site boundary. Extent of the frontage of the Proposed Development is denoted by dashed red line.*

From Ratanui Road, views of the proposed development will only be available as road users approach and pass directly by the frontage which adjoins the road boundary (see **Image 11,** above). Currently, this area of the Site's boundary is defined by mature trees and a post and wire fence, with a farm access. Agricultural fields are located on gently rising topography. This area of rural landscape sits between rural residential properties which take access from Ratanui Road (see also **Figure 9, Viewpoint 1** in **Appendix 4**).

The proposed development will introduce built development behind the road frontage. The main entrance will extend from this road frontage, comprising stone walls, signage and formal planting areas with specimen trees underplanted with shrubs, formal hedge edging and other planting. Extending along the road frontage on either side of the main entrance will be single storey villas set behind timber post and rail fencing. A hedge will be planted on the internal side of the fence to give privacy to the villas and soften the street interface. A row of medium-sized street trees will be planted along the full length of the road interface to assist in defining this edge. These changes will be perceptible to road users and pedestrians travelling past the Site and will result in a change in views of a largely undeveloped pastoral land to views of a built up, formalised retirement village environment.

Views from Ratanui Road are transient in nature and experienced over a short section of the road. The proposed development will be viewed within an existing residential and rural-residential context. While the proposal will noticeably alter the appearance of the Site when viewed from the road, it will not fundamentally alter the character of views from this road corridor. Views from the road would remain residential in character and would not appear out of place within the existing context of the area.

Overall, visual effects experienced from Ratanui Road are assessed as **Low** adverse.

6.3.1.2 Otaihanga Road



Image 12: *View from Otaihanga Road looking west. The northeastern corner of the Site is present in views from this part of the road (dashed red line).*

From Otaihanga Road, the Site is largely screened in views by roadside vegetation, existing built development or topography. Where visible, views are glimpses of a small area of the Site only as shown by **Image 12**, above (see also **Figure 9, Viewpoint 2** in **Appendix 4**). The Site appears in the background of the view and is generally indistinct. The roof line of the proposed villas located in the extreme north eastern corner of the Site are likely to be visible in the gap between the large northern dune landform and the residential dwellings in the middle of the view. This will extend the presence of residential development in the view marginally. However, the majority of the retirement village will remain screened from view by existing landscape elements and intervening development (see **Image 12**). The visible buildings will be experienced within the context of surrounding residential development and are unlikely to attract focus or attention within the wider view.

The experience of travelling along Otaihanga Road will remain largely unchanged. While the proposal may be discernible from some locations, it will not materially alter the overall visual character of the route or become a dominant element within available views.

Overall, visual effects from Otaihanga Road are assessed as **Very Low** adverse.

6.3.1.3 Kotuku Park Lookout



Image 13: *View from Kotuku Park Lookout, looking through trees at the summit south towards the Site (boundaries denoted by dashed red line).*

Views of the Site are limited from the lookout at Kotuku Park. Vegetation at the summit obscures most views towards the Site, directing visitors to turn and face north towards Kāpiti Island and the sea (see **Image 13**). Where available, views are between small gaps in the trees and contain existing residential development, with rural landscape and hill country forming the middle and background of the view (see also **Figure 10, Viewpoint 3** in **Appendix 4**).

The proposed retirement village will introduce additional built form into a very small part of this view, with portions of the north western extent of the Site visible behind the main dune. The full extent of the development will not be apparent, and the Site will continue to occupy only a small proportion of the overall panorama. The key attributes of the view, including its expansive coastal and mountain outlooks, will remain unchanged.

The proposal will be viewed in the context of the existing urban area of Paraparaumu and will visually read as part of the broader pattern of urban development rather than as a distinct or isolated element within the landscape. While a perceptible change will occur, the proposal will not materially alter the key focus or appreciation of the view.

Overall, visual effects experienced from Kotuku Park are assessed as **Neutral**.

6.3.1.4 Summary of Effects on Public Views

The Site occupies a relatively contained visual catchment and is not widely visible from the wider area. Public views are largely confined to sections of Ratanui Road as it passes the Site, with more glimpsed and distant views available from Otaihanga Road and Kotuku Park. While the proposal will introduce a perceptible increase in built form and urban character within available views, the development will be experienced within an established residential context.

The key change in public views will be experienced from Ratanui Road as it passes the Site, where views of open pastoral land will be replaced by views of an established retirement village.

These effects are highly localised and transient. Elsewhere, visibility of the proposal will remain limited. The proposed development will generally be perceived as part of the wider urban structure of Paraparaumu. Overall, visual effects from public locations are assessed as **Low** adverse, with effects reducing to **Very Low** adverse or **Neutral** from more distant locations.

6.3.2 Visual Effects During Construction

In addition to the long-term visual effects assessed above, viewers at public locations (where views are available) will experience temporary visual effects during the construction phase. Construction activities will also temporarily affect the character and appearance of the Site and its boundaries.

Construction activities will include vegetation clearance, earthworks, formation of development platforms, retaining wall construction, installation of infrastructure, building construction and implementation of landscape mitigation. During this period, views are likely to include construction machinery, stockpiles, exposed earth, temporary fencing, partially completed structures and construction activity.

The construction phase will extend over an anticipated six-year period and involve substantial earthworks across the Site to establish development platforms, roads, stormwater infrastructure and wetland areas. Approximately 43,736m³ of cut and 118,5997m³ of fill are proposed, resulting in a noticeable alteration of existing landform patterns during active construction periods. Consequently, construction activity is likely to be visible to varying degrees from locations where the Site is visible, particularly during the early stages of each phase of development build-out, when earthworks and infrastructure works are being undertaken.

From those public locations assessed in Section 6.3.1, these effects are expected to be most noticeable from sections of Ratanui Road adjoining the Site, where road users will experience the most direct public views of the development area. Construction activities may also be glimpsed from Otaihanga Road and the lookout at Kotuku Park, although visibility from these locations is limited by distance, topography, vegetation and intervening development.

Construction-related visual effects will generally be greater than those experienced once the development has been completed due to the absence of established mitigation planting and the temporary presence of exposed earth and construction activities. As a result, construction activity will generally be concentrated within specific parts of the Site, with completed areas becoming established and planted while subsequent stages are developed. While construction will occur over an extended period, the most visually intensive activities, including bulk earthworks, retaining wall construction and infrastructure installation, will occur for shorter periods within individual stages. Visual effects will therefore progressively reduce as completed areas are stabilised, planted and integrated into the emerging landscape.

Overall, temporary visual effects from public locations during construction are assessed as **Low-Moderate adverse** from Ratanui Road as viewers will be looking directly into an active construction site for a period of time, and **Very Low adverse** from other public viewing locations such as the Kotuku Park summit and Otaihanga Road, as the construction works will form a small part of the view, set in the background and therefore unlikely to notably affect the amenity or character of the overall view.

6.3.3 Summary of Visual Effects

The Site is located within a reasonably discrete part of eastern Paraparaumu. Views of the Site from the wider area surrounding the Site (i.e. beyond 100-200m from the Site boundary) would be largely screened or heavily filtered by vegetation, topography and other built development, and effects on public views would be **Low** to **Very Low** or less. The proposed visual changes will be residential in character, similar to the built-up area of Paraparaumu to the west.

6.4 Effects in Relation to Statutory Provisions

6.4.1 Fast Track Approvals Act 2024

As assessed in this LEA, the proposal will result in a change from a largely undeveloped pastoral landscape to a retirement village environment comprising residential accommodation, care facilities, communal amenities, infrastructure, open space and landscape planting. The resulting landscape effects are generally localised in nature and are principally associated with the permanent change in Site character, modification of landform, effects at the Site interfaces, and changes to views from nearby publicly accessible roads. While long-term adverse landscape, natural character and visual effects will occur these effects are generally Very Low to Low-Moderate adverse.

6.4.2 Resource Management Act 1991

The Site is located within the Coastal Environment and contains remnant dune landforms, small wetland features and a highly modified drainage channel. As outlined in Section 6.1 of this report, the Site has been substantially modified by historical agricultural use, drainage works and vegetation removal, resulting in a relatively low level of existing natural character. While the proposal will result in modification of existing landform and hydrological features, the resulting natural character effects are assessed as Low adverse and are partly offset through opportunities for restoration planting, wetland enhancement and integrated stormwater landscape design.

With regard to Sections 7(c) and 7(f), the proposal will alter the character and amenity of the Site and immediate landscape through the replacement of open pastoral land with comprehensively planned residential development. The resulting landscape change includes reduced openness, increased built form and activity, and a more defined urban edge. The Site is zoned General Residential and retirement villages are expressly anticipated. The proposal incorporates substantial open space, planting and boundary treatments intended to integrate the development and manage the transition between adjoining land uses.

Overall, the proposal is considered to be consistent with the relevant provisions of the RMA.

6.4.3 New Zealand Coastal Policy Statement

The Site lies within the Coastal Environment however is not identified as an Outstanding Natural Feature, Outstanding Natural Landscape, Special Amenity Landscape, or other recognised landscape resource. Furthermore, the Site exhibits a low level of natural character as a consequence of extensive modification through agricultural activities, drainage works and vegetation clearance.

While the proposal will modify existing landform and hydrological features, the Site does not possess the high levels of natural character or landscape value considered by Policies 13 and 15. The proposal also incorporates opportunities for ecological restoration, wetland enhancement and landscape planting. Therefore, the proposal is considered consistent with the intent of the NZCPS.

6.4.4 Wellington Regional Policy Statement

Coastal Environment

The proposal will modify a landscape that forms part of the wider coastal plain and contains remnant dune landforms. However, the Site has been modified and exhibits comparatively low levels of natural character. It is not identified as an area of high natural character, Outstanding Natural Feature, Outstanding Natural Landscape or Special Amenity Landscape.

The proposal will result in some adverse natural character effects, particularly through modification of existing landform and hydrological features. However, these effects are assessed as Low, mitigated through landscape design, vegetation establishment and opportunities for ecological enhancement. Accordingly, the proposal is considered consistent with the intent of Objective 4 and Policies 35 and 36.

Landscape

While the proposal will alter the character of the Site, it will not adversely affect any identified landscape resource of regional significance. The proposal is therefore considered consistent with the RPS.

Regional Form, Design and Function

The Site forms part of the Paraparaumu urban area and has recently been rezoned to General Residential through the DEV3 provisions of the KCDC District Plan. The retirement village will provide residential retirement units and care facilities within an area already identified and planned for urban growth.

The proposal supports the efficient use of land and infrastructure, contributes to housing and accommodation choice, and provides a comprehensive master planned development with integrated open space, communal facilities and landscape treatment. From a landscape perspective, the proposal is considered consistent with the objectives and policies that seek well-functioning urban environments, planned urban growth and development capacity.

6.4.5 Kāpiti Coast District Plan

District-Wide Provisions

The natural character effects of the proposal are assessed as Low adverse. While the proposal will modify existing landform and hydrological features, it incorporates measures intended to avoid, remedy and mitigate adverse effects and provides opportunities for ecological restoration and enhancement. The proposal is therefore considered consistent with Objectives DO-O4 and Policies CE-P3 and CE-P4.

The proposal will also alter local amenity values and the character of the Site by changing it from an open pastoral landscape to a retirement village environment. However, Objective DO-O11 specifically recognises that amenity and character values will change over time in response to the needs of communities and future generations. The proposal includes landscape

treatment, setbacks, open space and interface design intended to manage the transition between residential and rural-residential environments and is therefore considered to be broadly consistent with that objective.

General Residential Zone

The Site is zoned General Residential and retirement villages are expressly anticipated within the zone.

The proposal incorporates a broad range of housing and care typologies, open space areas, communal amenities, internal landscaping and boundary treatments. The master planned nature of the development allows landscape design to be integrated throughout the Site and provides opportunities to soften the appearance of built form and manage interface effects.

While detailed landscape plans remain under development, the proposal generally aligns with the intent of Policies GRZ-P7, GRZ-P10, GRZ-P11 and GRZ-P12 through:

- provision of landscaping and open space;
- placement of large buildings within the centre of the site, away from Site boundaries; and
- creation of an attractive and functional residential environment.

The proposal is also consistent with Policy GRZ-P28, which specifically recognises and enables retirement villages within the General Residential Zone.

DEV3 – Ratanui Development Area

The proposal has been developed having regard to the landscape outcomes sought by DEV3-P1, including the management of landscape effects, integration of development with the surrounding landscape, and the establishment of a comprehensive landscape design across the Site.

The proposal will require substantial earthworks to establish development platforms, internal roads, wetland and stormwater infrastructure and communal facilities. As a result, the existing modified dune landforms will be recontoured and retaining structures will be required, particularly where level changes occur near Site boundaries. These works will reduce the expression of the existing landform and introduce more engineered elements into the Site.

While the proposal does not retain all existing landform features, it has sought to balance the operational requirements of a comprehensive retirement village with the landscape outcomes anticipated by DEV3-P1. This is reflected in the retention of the northern dune landform, the integration of extensive open space, the design of the wetland and stormwater areas, and the use of boundary-specific landscape treatments to assist in integrating the village with its surroundings. Together, these measures, along with the proposed landscape planting, will increase vegetation cover across the Site and assist in reinforcing landscape structure, ecological values and visual integration over time.

In relation to the Site edges, boundary treatments have largely been designed to respond to adjoining land uses, topography and the sensitivity of the adjacent landscape. While portions of the Site interface will incorporate retaining walls and associated changes in finished ground levels, these elements have been considered alongside building setbacks and orientation, fencing, landscape buffers and supplementary planting as part of an integrated design response intended to achieve integration between the proposed development and adjoining land uses. The proposed landscape buffers, fencing, building setbacks and planting are intended to soften

transitions between the retirement village and adjoining land uses, while reducing the visual prominence of retaining structures, built form and earthworks over time.

The Landscape Masterplan, Architectural Masterplan and Structure Plan establish the overall landscape and interface treatment strategy for the Site. Detailed design and implementation of these measures should be addressed through a Landscape and Earthworks Plan (LEP) (see **Section 7**) which should include detailed design, planting, earthworks and interface treatment requirements consistent with the mitigation measures relied upon in this LEA.

Detailed establishment, planting, restoration and ongoing management requirements for wetlands, swales, stormwater management areas and related ecological enhancement works should be addressed through a Wetland Establishment, Planting and Restoration Plan to ensure that the landscape, ecological and visual outcomes anticipated by the proposal are successfully achieved over time (see **Section 7**).

6.4.6 Conclusion of Effects on Statutory Provisions

Overall, the proposal is considered to be generally consistent with the landscape, natural character and visual outcomes sought by the relevant statutory framework. While adverse effects will occur, particularly through changes to local landscape character, landform, openness and the character of the Site interfaces, together with changes to views from publicly accessible locations, these effects will occur within a landscape that has been specifically planned and zoned for urban development, and does not contain regionally or nationally significant landscape resources.

The proposal is considered to achieve the landscape and visual outcomes anticipated by the relevant provisions of the FTAA, RMA, NZCPS, RPS and Kāpiti Coast District Plan.

7.0 Recommendations

To ensure the landscape and visual outcomes assessed in this LEA are achieved, the following recommendations should be secured through resource consent conditions:

1. **Landscape and Earthworks Plan** (LEP) shall be prepared by a suitably qualified and experienced landscape architect (SQELA) and shall include, as a minimum:

    a) A landscape masterplan identifying landscape buffers and boundary planting; street tree planting; internal amenity planting; open space areas and pedestrian connections; entrance feature landscaping; ecological restoration areas; specimen tree planting; retained dune areas and associated restoration planting; fencing and retaining walls.

    b) Plans and specifications for all external boundary treatments, including planting widths, species, densities and staging; fencing types and locations; retaining wall treatments; interface treatments the external Site boundaries, including interfaces with adjoining residential and rural-residential land and publicly accessible areas.

    c) Earthworks and landform plans including existing and proposed contours; finished ground levels; cut and fill areas; batters and retaining walls; dune retention measures; measures to visually integrate earthworks and retaining structures.

d) Planting plans and schedules including species; plant grades; quantities; spacing; locations; eco-sourced indigenous material where applicable.

e) Details of all landscape establishment and maintenance requirements, including soil preparation; irrigation; mulching; weed and pest control; replacement planting; ongoing maintenance requirements.

f) Details of landscape treatment for retaining walls located along or visible at external Site interfaces, including measures to soften and visually integrate these structures.

2. A **Wetland Establishment, Planting and Restoration Plan** should be prepared for all wetlands, watercourses and ecological enhancement areas.

   The Plan should include:

   a) planting plans and schedules;

   b) species selection and planting densities;

   c) establishment methodologies;

   d) maintenance requirements;

   e) replacement planting requirements; and

   f) measures to support the long-term ecological and landscape function of these areas.

3. It is recommended that landscape planting associated with each development stage shall be completed during the first planting season following completion of earthworks for that stage. Where practicable, boundary landscape buffers shall be established prior to, or concurrent with, construction of adjacent buildings.

4. Any amendment to building locations, finished ground levels, retaining walls, boundary treatments, landscape buffers, or landscape mitigation measures that may materially alter the landscape effects assessed within the application shall be reviewed by a SQELA to ensure that the amended design will result in landscape effects that are no greater than those assessed within this LEA.

5. **Construction Landscape and Visual Mitigation** The following measures would assist in reducing the visual prominence of earthworks, retaining structures, exposed soil and construction activities, while supporting the timely establishment of landscape mitigation measures relied upon in this assessment.

   a) Completed earthworks areas, batters and disturbed ground should be progressively stabilised and revegetated as soon as practicable following completion of works.

   b) Landscape buffers and boundary planting along external boundaries should be established at the earliest practicable opportunity.

   c) Temporary soil stockpiles, laydown areas and construction compounds should be located away from site boundaries where practicable and managed to minimise visual clutter.

   d) Retaining walls should be constructed and associated landscape planting implemented as early as practicable within each stage of development to facilitate establishment of planting and soften the appearance of structures over time.

e) Construction areas should be maintained in an orderly manner, with plant, equipment, materials and waste stored within designated areas and removed when no longer required.

8.0 Conclusion

The proposed Otaihanga Retirement Village at Ratanui Road will result in a permanent change to the character and appearance of the Site through the introduction of residential accommodation, care facilities, communal amenities, internal roads, open space and associated landscape treatments. The development will modify the existing landform and reduce the openness and degree of spatial separation currently provided by the Site.

Landscape effects will arise largely from the transition of the Site from an open pastoral landscape to a developed residential environment. Landscape effects will be most apparent within the Site and along its immediate interfaces, while public visual effects will be most noticeable from the adjoining section of Ratanui Road.

The Site is a modified landscape that does not form part of an Outstanding Natural Landscape, Outstanding Natural Feature, Special Amenity Landscape, or an area identified as having high natural character. It is located at a transitional position between more established and higher density residential development and low density rural-residential land and has a relatively limited visual catchment which is largely restricted to the area immediately surrounding the Site. The proposed landscape masterplan will assist in integrating the development into its surroundings and will become increasingly effective as planting establishes and matures.

Overall, the proposal is assessed as resulting in permanent Low adverse natural character effects, Low-Moderate adverse permanent landscape effects, and permanent visual effects ranging from Neutral to Low adverse, depending on the viewing audience and location. These conclusions are reflective of the modified nature of the Site, the absence of recognised landscape resources, and the proposed landscape measures incorporated within the development.

Appendix 1: Curriculum Vitae



Boffa Miskell

ALEXANDRA GARDINER

KAIHOAHOA WHENUA | LANDSCAPE ARCHITECT, SENIOR

TOHU MĀTAURANGA | EDUCATION

Bachelor of Design, Landscape Architecture (Hons), Victoria University of Wellington, 2007,

Master of Resource and Environmental Planning, Massey University, 2009

NGĀ PUKENGA O MUA | EXPERIENCE

18 Years

TŪHONO MĀTANGA | AFFILIATIONS

Registered Member of the NZILA

Chartered Member, Landscape Institute (CMLI), United Kingdom

WHAKAWHANAKE MĀTANGA | PROFESSIONAL DEVELOPMENT

"What is LVIA?" Provision of LVIA training to Gibraltar Town Planning, Gibraltar, January 2019

"The Full Picture: The Need to Assess the Cumulative Landscape Effects of Renewable Energy Projects" - article published in Resource Management Law Association Journal, August 2024

Future Landscapes – Understanding the cumulative landscape and visual effects of wind energy – presentation to the New Zealand Wind Energy (NZWEA) Conference, Wellington 2024

Navigating Community Concern in Wind Farm Development – presentation to the NZWEA Conference, Wellington 2025

NOHOANGA KA TIKA | SUITABILITY FOR THE ROLE

I am a landscape architect specialising in landscape and visual effects assessment, landscape, seascape and townscape character assessment, residential visual amenity assessment, and cumulative effects assessment. I have 18 years' experience delivering projects across New Zealand and the United Kingdom for both public and private sector clients.

My experience spans the energy, renewable energy, transport, residential, and commercial sectors, including large-scale onshore and offshore wind farms, solar farms, electricity transmission infrastructure, major transport projects, space launch facilities, and urban development. I have worked throughout the project lifecycle, from site selection, feasibility studies, and options assessments through to consenting, detailed design, construction support, and monitoring.

I am experienced in project management, stakeholder engagement, consultation, workshop facilitation, field assessment, technical reporting, and expert evidence preparation. I have regularly worked within multidisciplinary teams, providing landscape input to design development and helping to balance environmental, technical, and community considerations.

In addition to assessment work, I am proficient in GIS analysis, visualisation, landscape design, and master planning, enabling me to integrate both strategic planning and design-led approaches into project delivery.

PUKENGA WHAKARITE | MANAGEMENT SKILLS

I have experience leading multidisciplinary teams in the delivery of landscape planning, assessment, and design projects across New Zealand and the United Kingdom. My project management responsibilities have included programme management, client and stakeholder liaison, resource coordination, risk management, and the preparation of tenders and fee proposals.

A key aspect of my role is developing capability within project teams. I enjoy mentoring junior staff and have provided both formal and informal training in landscape assessment, field survey techniques, report writing, and professional practice. I am committed to fostering a collaborative team environment and supporting the continued growth of landscape professionals.

PUKENGA HANGARAU | TECHNICAL SKILLS

- Landscape Effects Assessments
- Residential Visual Amenity Assessments
- Lighting Assessment (Visual Impact)
- Feasibility Studies and Options Appraisal
- Characterisation Studies (landscape, townscape and seascape)
- Cumulative Assessments
- Spatial planning
- Concept Master Planning
- Management Plans

Boffa Miskell

TŪMAHI WHEAKO | PROFESSIONAL EXPERIENCE

LANDSCAPE ARCHITECT, LANDSCAPE EFFECTS ASSESSMENT PEER REVIEWS, VARIOUS LOCAL AUTHORITIES
Prepared a number of LVEA peer reviews for a range of project types, including residential development and solar farms, located New Zealand-wide. Reviews are prepared on behalf of local authorities as part of the to ensure that assessments submitted with applications have been prepared in accordance with current best practice guidance, that the existing environment is accurately described, that relevant statutory planning matters are identified and addressed, all key landscape and visual resources are adequately considered, the mitigation proposed is appropriate, and the findings of the assessments are robust.

LANDSCAPE ARCHITECT, OTAIHANGA PLAN CHANGE, SUMMERSET LIMITED, PARAPARAUMU 2024 - 2026
Prepared the LVEA for a private plan change at a Site near Otaihanga, seeking to re-zone rural-residential zoned land to general residential. Work included field reconnaissance site visits, assessment and reporting, post-application further information responses, and attendance at a Hearing for the proposed development.

LANDSCAPE ARCHITECT, CAMBRIDGE C5 RESIDENTIAL DEVELOPMENT, PRIVATE LANDOWNER, CAMBRIDGE, 2022 - CURENT
Part of the project team delivering a proposed structure plan for a plan change request to enable a residential development at a Site to the east of Cambridge. Alex produced the landscape effects assessment for the project and inputted to the landscape strategy to ensure that identified heritage and cultural features were sensitively integrated into the wider development area.

LANDSCAPE ARCHITECT, WAIKANAE RETIREMENT VILLAGE EXTENSION, SUMMERSET LIMITED, WAIKANAE, 2024
Prepared the LVEA for the Waikanae Retirement Village extension, located north of the consented retirement development. Work involved field reconnaissance site visits, site and viewpoint photography, technical assessment and reporting.

LANDSCAPE ARCHITECT, WAIINU ENERGY PARK, MERIDIAN ENERGY LTD, WHANGANUI DISTRICT, 2022-CURRENT:
Member of the landscape team preparing the Landscape and Visual Effects Assessment (LVEA) for a proposed renewable energy development northwest of Whanganui. The project comprises up to 56 wind turbines (up to 250 m to blade tip) with a generation capacity of approximately 392 MW, together with a 230 MW solar farm. Responsibilities include preparation of the landscape and visual assessment referral memorandum and substantive assessment, fieldwork, technical reporting, and design input. The project has been accepted into the Fast-track Approvals process, with substantive applications anticipated in late 2026.

LANDSCAPE ARCHITECT, BUNNYTHORPE SOLAR FARM, MERIDIAN ENERGY LTD, BUNNYTHORPE, 2024 – CURRENT
Prepared the Landscape and Visual Effects Assessment (LVEA) for a proposed solar farm near Bunnythorpe. The role included a preliminary effects assessment, development of a landscape mitigation strategy, consultation and site visits with council officers and neighbouring landowners, and preparation of the LVEA to support resource consent applications. Following consent approval in 2026, continues to provide landscape design input for the detailed design and implementation of mitigation measures.

MAHINGA O MUA | BACKGROUND

2025 - CURRENT
Associate Principal Landscape Architect; Boffa Miskell; Wellington

2022 - 2025
Senior Professional Landscape Architect, Boffa Miskell, Wellington

2018 - 2021
Managing Consultant Landscape Architect, Ramboll UK, Edinburgh, Scotland

2015 - 2018
Senior Landscape Architect, ITPEnergised, Edinburgh, Scotland

2011 - 2015
Landscape Architect, Natural Capital, Edinburgh, Scotland

2008 - 2010
Graduate Landscape Architect, Align Ltd, Petone, New Zealand

Boffa Miskell

LANDSCAPE ARCHITECT, STRATFORD SOLAR FARM PEER REVIEW, STRATFORD DISTRICT COUNCIL, 2025 - 2026
Provided independent peer review of the Landscape and Visual Effects Assessment for a proposed 450-hectare solar farm in rural Taranaki. Assessed the robustness of the assessment methodology, effects conclusions, and proposed mitigation measures, and subsequently prepared expert evidence and participated in Environment Court proceedings on behalf of Stratford District Council.

LANDSCAPE ARCHITECT, LOCKERBIE WATER TREATMENT FACILITY, MATAMATA PIAKO DISTRICT COUNCIL, MORRINSVILLE, 2023
Prepared the landscape assessment for a proposed water treatment facility within a new residential development on the northern edge of Morrinsville, in the Waikato. Part of the scope of work included preparing two landscape designs to assist in the assimilation of the development area into the wider landscape context and reducing the impact of the water tanks on views from the surrounding residential neighbours.

LANDSCAPE ARCHITECT, MCLEAN ROAD SOLAR FARM, HELIOS LIMITED, EDGECUMBE, 2023
Prepared the Landscape effects assessment for a proposed solar farm at a Site near Edgecumbe in the Bay of Plenty. As part of this project, Alex worked closely with the landscape design team to create a landscape mitigation strategy which sought to mitigate visual effects on neighbouring properties, while maintaining a landscape character which was consistent with the wider context.

LANDSCAPE ARCHITECT, YOUNGSON ROAD RESERVOIR, WESTERN BAY OF PLENTY DISTRICT COUNCIL, 2023
Prepared the landscape effects assessment for a proposed new reservoir at a Site near Tauranga, in the Bay of Plenty. The role also included liaison with neighbouring landowners to understand the effect of the development on views from their property and developing a suite of recommendations for mitigation planting to effectively screen and filter views from those properties.

TAHEKE GEOTHERMAL POWER STATION, ROTORUA, NEW ZEALAND 2022 - 2026
Authored the LVEA for a proposed geothermal power station at a site near Rotorua, New Zealand. The project was submitted under the COVID fast-track consenting process and involved a two-stage assessment - a preliminary assessment of effects to seek to meet the eligibility criteria for referral to the Ministry for the Environment, and then a more detailed assessment to accompany the formal application. The role included working closely with project engineers to ensure the bulk and mass of the proposed development sat well within the landscape.

Subsequent work has involved project managing the landscape design of the updated power plant layout to prepare for implementation.



Boffa Miskell

JULIA WICK

KAIHOAHOA WHENUA | LANDSCAPE ARCHITECT, SENIOR PRINCIPAL

JULIA.WICK@BOFFAMISKELL.CO.NZ | [redacted]

TOHU MĀTAURANGA | EDUCATION

Master of Landscape Architecture (1st Class Hons) Lincoln University, Christchurch, 2011

BA Criminology 2:1 (Hons) Nottingham Trent University, UK, 2009

NGĀ PUKENGA O MUA | EXPERIENCE

16 Years

TŪHONO MĀTANGA | AFFILIATIONS

Registered Member of Tuia Pito Ora | NZILA

Member of the RMLA, Executive Committee and Auckland Branch Committee member [2019 - present]

Member of the Landscape Institute (UK)

NOHOANGA KA TIKA | SUITABILITY FOR THE ROLE

Julia is a Landscape Planner specialising in landscape and visual effects assessments and peer reviews, with experience spanning individual sites through to nationally significant infrastructure projects. Working within the RMA framework and current best practice, her portfolio includes subdivisions, urban development, community infrastructure, transport corridors, marine farms, marina extensions, industrial development and utilities infrastructure.

She brings a strong interdisciplinary foundation, holding a degree in Criminology (2009) and advanced CPTED training (ISMCPI, 2018), alongside experience working within UK prison services. This background informs her CPTED approach, with a focus on how spatial design, natural surveillance, legibility and management can enhance safety and user experience.

Julia has undertaken CPTED assessments for a range of developments across Aotearoa, including site analysis, design input, and policy and strategy development. She also has a strong track record of providing expert witness evidence on landscape matters at Council hearings.

PUKENGA HANGARAU | TECHNICAL SKILLS

- Conceptual Landscape and Urban Design
- Peer Reviews
- Public Consultation
- Crime Prevention Through Environmental Design (CPTED) Assessment
- Landscape and Natural Character Effects Assessment
- Master Planning

TŪMAHI WHEAKO | PROFESSIONAL EXPERIENCE

FUTURE PONSONBY STRATEGIC PLAN, PONSONBY BUSINESS ASSOCIATION, 2025

Undertook a CPTED baseline assessment of Ponsonby Road and the wider centre, identifying existing safety issues and providing recommendations to improve safety, surveillance and user experience across the area.

EMILY PLACE CPTED, AUCKLAND COUNCIL, 2025

Undertook a CPTED assessment of the proposed design for Emily Place, working collaboratively with the project architects and engineers through an iterative design process to refine proposals and improve CPTED outcomes and overall user safety.

Boffa Miskell

SILVERDALE INDUSTRIAL PLAN CHANGE - LANDSCAPE ASSESSMENT, 2025 | FLETCHER INDUSTRIAL
Landscape Effects Assessment for the proposed Silverdale industrial plan change, supporting urban designers and wider project team in establishing the masterplan and precinct provisions. Responsibilities included preparation and presentation of evidence at the Plan Change hearing.

THE HILL LANDSCAPE ASSESSMENT, 2024 FLETCHER RESIDENTIAL
Delivered landscape effects assessment and input into the masterplan for the residential development at 'The Hill', Remuera. Work included assessment of landscape and visual effects, consideration of volcanic viewshafts, and interfaces with neighbouring residential properties. Contributed to evidence preparation and presentation at the Plan Change hearing and supported the fast-track process.

SANDERSON PUKEKOHE – LANDSCAPE ASSESSMENT, 2024 | SANDERSON GROUP.
Prepared a Landscape Effects Assessment for a proposed retirement village in Pukekohe, Auckland. Provided input into landscape design and masterplanning, with particular focus on rural-residential interface considerations.

SUMMERSET PARNELL, SUMMERSET, 2022:
Landscape Architect preparing CPTED assessment for a multistorey retirement village complex and proposed rail underpass in Parnell, Auckland. Included input into ongoing design workshops with wider project team (Kiwi Rail and Architects).

SYLVIA PARK TOWER 2, URBAN DESIGN AND LANDSCAPE VISUAL ASSESSMENT, 2019 | KIWI PROPERTY
Conducted Urban Design and Landscape Visual Assessment to support resource consent for a 69.5m tower at Sylvia Park, Mount Wellington. Focused on visual relationships with Mutukaroa and Maungarei, both identified as Outstanding Natural Features.

MAHINGA O MUA | BACKGROUND

2019 to present
Senior Principal Landscape Architect, Boffa Miskell, Auckland

2017 - 2018
Principal Landscape Architect, Auckland Council (Auckland Design Office)

2016 - 2018
Senior Landscape Architect, Isthmus Group Ltd, Auckland

2011 - 2016
Landscape Architect, Bespoke Landscape Architects, Auckland

2010 - 2011
Tutor, Landscape Architecture Department, Lincoln University, Christchurch

MYERS PARK UNDERPASS, 2020 | AUCKLAND COUNCIL.
CPTED Assessment of the proposed upgrade to the northern area of Myers Park. Included a review of the current context against key CPTED principles, a review of the design and identification of future impacts which could affect or enhance the success of the proposal from a CPTED perspective.

AUCKLAND COUNCIL, PEER REVIEW – AUCKLAND DESIGN OFFICE, 2017 – 2019:
As a Landscape Architect with the Design Review Unit of Auckland Council my role was to provide general support to the Auckland Design Office's work and contribute technical input into regional, public and private sector developments. Work included the provision of specialist/expert advice for pre-applications and resource consent and plan change applications. Specific Project experience included: Assessment of Large-scale strategic infrastructure projects, over height inner city buildings, 100+ lot subdivision development with a focus on landscape effects and CPTED Matters. Work as a council representative involved regular engagement with the Auckland Urban Design Panel for review and work in the capacity of 'panel member' for the Council Projects Design Review Panel.

Appendix 2: Landscape Assessment Method Statement

This assessment method statement is consistent with the methodology (high-level system of concepts, principles, and approaches) of 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The assessment provides separate chapters to discuss landscape, visual and natural character effects where relevant, but is referred to throughout as a Landscape Effects Assessment in accordance with these Guidelines. Specifically, the assessment of effects has examined the following:

- *The existing landscape;*
- *The nature of effect;*
- *The level of effect; and*
- *The significance of effect.*

The Existing Landscape

The first step of assessment entails examining the existing landscape in which potential effects may occur. This aspect of the assessment describes and interprets the specific landscape character and values which may be impacted by the proposal alongside its natural character where relevant as set out further below. The existing landscape is assessed at a scale(s) commensurate with the potential nature of effects. It includes an understanding of the public visual catchment and representative publicly accessible views relating to the proposal, together with the physical, perceptual and associative attributes and values of the receiving landscape.. This aspect of the assessment entails both desk-top review (including drawing upon area-based landscape assessments where available) and field work/site surveys to examine and describe the specific factors and interplay of relevant attributes or dimensions, as follows:

Physical –relevant natural and human features and processes;

Perceptual –direct human sensory experience and its broader interpretation; and

Associative – intangible meanings and associations that influence how places are perceived.

Engagement with tāngata whenua

As part of the analysis of the existing landscape, the assessment should seek to identify relevant mana whenua (where possible) and describe the nature and extent of engagement, together with any relevant sources informing an understanding of the existing landscape from a Te Ao Māori perspective.

Statutory and Non-Statutory Provisions

The relevant provisions facilitating change also influence the consequent nature and level of effects. Relevant provisions encompass objectives and policies drawn from a broader analysis of the statutory context and which may anticipate change and certain outcomes for identified landscape values.

The Nature of Effect

The nature of effect assesses the outcome of the proposal within the landscape. The nature of effect is considered in terms of whether effects are positive (beneficial) or negative (adverse) in the context within which they occur. Neutral effects may also occur where landscape or visual change is benign.

It should be emphasised that a change in a landscape (or view of a landscape) does not, of itself, necessarily constitute an adverse landscape effect. Landscapes are dynamic and are constantly changing in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important when assessing and managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate adverse effects. The aim is to maintain or enhance the environment through appropriate design outcomes, recognising that both the nature and level of effects may change over time.

The Level of Effect

Where the nature of effect is assessed as **'adverse'**, the assessment quantifies the level (degree or magnitude) of adverse effect. The level of effect has not been quantified where the nature of effect is neutral or beneficial. Assessing the level of effect entails professional judgement based on expertise and experience provided with explanations and reasons. The identified level of adverse natural character, landscape and visual effects adopts a universal seven-point scale from **very low** to **very high** consistent with Te Tangi a te Manu Guidelines and reproduced below.



In the context of the proposed development, very high landscape or visual effects would equate to a total loss of key elements / features / characteristics in the landscape or in views as a result of the development, i.e. amounts to a complete change of landscape character and in views. A Moderate level of effect would be described as a partial loss of or modification to key elements / features / characteristics of the landscape and visual baseline, i.e. the proposed development may be prominent in views but not necessarily uncharacteristic within the receiving landscape. Very low effects would equate to Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation to the landscape and a negligible change in views.

Landscape Effects

A landscape effect relates to the change on a landscape's character and its inherent values and in the context of what change can be anticipated in that landscape in relation to relevant zoning and policy. The level of effect is influenced by the size or spatial scale, geographical extent, duration and reversibility of landscape change on the characteristics and values within the specific context in which they occur.

Visual Effects

Visual effects are a subset of landscape effects. They are consequence of changes to landscape values as experienced in views. To assess where visual effects of the proposal may occur requires an identification of the area from where the proposal may be visible from, and the specific viewing audience(s) affected. Visual effects are assessed with respect to landscape character and values. This can be influenced by several factors such as distance, orientation of the view, duration, extent of view occupied, screening and backdrop, as well as the potential change that could be anticipated in the view as a result of zone / policy provisions of relevant statutory plans.

For this assessment, visual effects are assessed and rated only from publicly accessible locations. Information obtained from or in relation to private locations has been used where it assists in understanding the receiving landscape, its values, Site interfaces or the effectiveness of the design response, but effects on views from private property have not been assessed.

The Significance of Effects

Decision makers assessing resource consent applications must evaluate if the effect on individuals or the environment is less than minor[9] or if an adverse effect on the environment is no more than minor[10]. For non-complying activities, consent can only be granted if the s104D 'gateway test' is satisfied, ensuring adverse effects are minor or align with planning objectives. In these situations, the assessment may be required to translate the level of effect in terms of RMA terminology.

This assessment has adopted the following scale applied to relevant RMA circumstances[11] (refer to diagram below), acknowledging low and very low adverse effects equate to 'less than minor' and high / very high effects generally equate to significant[12].



[9] RMA, Section 95E

[10] RMA, Section 95E

[11] Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 15

[12] The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

Appendix 3: Statutory Framework

Fast Track Approvals Act

The purpose of the Fast Track Approvals Act 2024 (FTAA) is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Schedule 5 of the FTAA requires that where approvals relating to the Resource Management Act 1991 are sought that an assessment of environmental effects must be prepared[13], and that assessment of environment effects must cover[14]: *any physical effect on the locality, including landscape and visual effects*.

Resource Management Act (RMA) and transition

The Resource Management Act 1991 (RMA) remains relevant to this assessment notwithstanding the enactment of the Planning Act 2026 and Natural Environment Act 2026. The new Acts received Royal Assent on 30 September 2026 and provide for a staged transition from the RMA framework to the new resource management system. Certain amendments to the RMA and Fast-track Approvals Act 2024 take effect from 30 October 2026, while other provisions of the new legislation, including key provisions relating to planning consents, will commence at a later date in accordance with the statutory transitional arrangements.

During this transition, the RMA and existing RMA planning instruments will continue to apply to relevant consenting processes until the applicable transition arrangements take effect. The Planning Act expressly contains separate transitional provisions for resource consent applications lodged during the transition period. Accordingly, this LEA has considered the RMA and relevant statutory planning documents as applicable at the time of writing.

Under the current RMA framework, Part 2 sets out the purpose and principles of the Act. For the purposes of this assessment, relevance is also attached to those provisions relating to landscape, natural character and amenity values, recognising that these matters continue to inform current landscape assessment practice. Specified RMA matters are relevant when assessing applications under the FTAA. RMA matters pertinent to landscape and visual aspects of the proposed development are Sections 5, 6(a), 7(c) and 7 (f).

Section 5 sets out the purpose of the RMA, which is to promote sustainable management. Section 6 sets out matters of national importance with Section 6(a) relating to the protection of natural character. Section 7 (c) concerns the maintenance and enhancement of amenity values and S7 (f) the maintenance and enhancement of the quality of the environment.

Section 6 below presents a discussion and assessment of the natural character and landscape effects of the proposal.

The Planning Act 2026

The Planning Act has narrowed the scope of landscape assessment, generally limiting relevant landscape considerations to effects on matters identified within the Act, including Outstanding Natural Features, Outstanding Natural Landscapes and Areas of High Natural Character significant historic heritage, sites of significance to Māori and other specified matters.

However, during the transition period from the Resource Management Act to the fully operative Planning Act, the transitional provisions currently applying under the Resource Management Act

[13] Clause 5(4) of Schedule 5 of the FTAA.

[14] Clause 7(b) of Schedule 5 of the FTAA.

(see RMA section 104(1A)) do not exclude landscape, amenity, character or visual effects from consideration.

Under the current transitional framework, views from private properties do not need to be assessed when determining land use consent applications under the FTAA. Effects on private views are therefore not considered within this LEA.

New Zealand Coastal Policy Statement

The Site forms part of the coastal environment as shown on the KCDP online Planning Map[15]. This overlay includes most of the Kāpiti coastal plains, up to and including the escarpment at Hemi Matenga Memorial Park, some 5km inland.

As the Site is located within the coastal environment, the New Zealand Coastal Policy Statement (NZCPS) applies. Applicable policies include Policy 13: Natural Character and Policy 15: Natural Landscapes and Natural Features.

Regional Policy Statement for the Wellington Region (RPS)

The RPS outlines a number of objectives and related polices relevant to landscape and urban development. The paragraphs below set these out and, where relevant, include those amendments which have been proposed as part of the RPS Proposed Change 1, which is currently at the appeals stage.

A full review of the RPS is presented in the Assessment of Environmental Effects (AEE) report, prepared by Incite.

Chapter 3.2 Coastal Environment

This chapter identifies that the preservation of natural character in the coastal environment is a matter of national importance in the RMA. Matters that contribute to the natural character of the coastal environment include: the dynamic coastal processes and ecosystems of escarpments, sand dunes, estuaries and salt marshes, significant landscapes and seascapes, geological features and landforms, sand dunes and beach systems, sites of historic or cultural significance, an area's amenity and openness, and in some places its remoteness.

Regionally significant issues for the coastal environment are identified within the chapter and include adverse effects on natural character of the coastal environment resulting from activities such as large scale earthworks for housing developments and roads, changes in land use and the placement of structures, discharges of water impacting the health of coastal ecosystems, and human activities which interfere with natural coastal processes.

The Site is located within the Coastal Environment overlay as set out by the KCDP. The effects on the natural character of the coastal environment are assessed in Section 6 of this LEA.

Objectives and policies of relevance to this assessment are as follows:

- **Objective 4:** The natural character of the coastal environment is protected from the adverse effects of inappropriate subdivision, use and development.

[15] Kāpiti Coast District Plan Planning Maps (2021) accessed from: https://eplan.kapiticoast.govt.nz/eplan/property/0/0/230?fp=true (accessed 19/11/2024)

- **Policy 3:** Protecting high natural character in the coastal environment – district and regional plans.
- **Policy 4:** Identifying the landward extent of the coastal environment – district plans.
- **Policy 26:** Protecting outstanding natural features and landscape values – district and regional plans.
- **Policy 28:** Managing special amenity landscape values – district and regional plans.
- **Policy 35:** Preserving the natural character of the coastal environment – consideration.
- **Policy 36:** Managing effects on natural character in the coastal environment – consideration.
- **Policy 38:** Identifying the landward extent of the coastal environment – consideration.

Chapter 3.7: Landscape

This chapter recognises that landscape is shaped by a combination of natural processes and human actions and that landscape is the product of cumulative expression of natural and cultural elements, patterns and processes in a geographical area.

The Site is not within an ONL nor is it within a SAL. The Site therefore falls within the 'third' tier of landscapes being 'other' landscapes. These landscapes contribute to the amenity and character of the region and are managed through the general amenity provisions in local authority plans. Impacts on these landscapes are not considered to be a regionally significant issue.

Chapter 3.9 Regional form, design and function

This chapter focuses on physical arrangement within and between urban and rural communities. Good urban design seeks to ensure that the design of buildings, places, spaces and networks work well for communities and are environmentally responsive.

The Site is considered to be part of the Paraparaumu urban conurbation, a centre which has significant areas of transport movement and civic and community investment. This regionally significant centre also has the potential to support new development and increase the range and diversity of activities. As Greater Wellington Regional Council and Kāpiti Coast District Council are identified in the National Policy Statement on Urban Development 2020 (NPS-UD) as being Tier 1 territorial authorities, medium and high-density design must be enabled within this district in order to improve housing affordability.

Specifically, the chapter focuses on poor quality design, sporadic, uncontrolled and/or uncoordinated development, and integration of land use and transportation.

Objectives and policies of relevance to this assessment are as follows:

Objective 22: Urban development, including housing and infrastructure, is enabled where it demonstrates the characteristics and qualities of well-functioning urban environments, which:

a) Are compact and well designed; and

b) Provide for sufficient development capacity to meet the needs of current and future generations; and

c) Improve the overall health, well-being and quality of life of the people of the region; and

d) Prioritise the protection and enhancement of the quality and quantity of freshwater; and

e) Achieve the objectives in this RPS relating to the management of air, land, freshwater, coast, and indigenous biodiversity; and

f) Support the transition to a low-emission and climate-resilient region; and

g) Provide for a variety of homes that meet the needs, in terms of type, price, and location, of different households; and

h) Enable Māori to express their cultural and traditional norms by providing for mana whenua / tangata whenua and their relationship with their culture, land, water, sites, wāhi tapu and other taonga; and

i) Support the competitive operation of land and development markets in ways that improve housing affordability, including enabling intensification; and

j) Provide for commercial and industrial development in appropriate locations, including employment close to where people live; and

k) Are well connected through multi-modal (private vehicles, public transport, walking, micromobility and cycling) transport networks that provide for good accessibility for all people between housing, jobs, community services, natural spaces, and open space.

Policy 31: Identifying and enabling a range of building heights and density promoting higher density and mixed-use development – district plans

Policy 30: Maintaining and enhancing the viability and vibrancy of regionally and locally significant centres – district plans.

Policy 54: Achieving the region's urban design principles – consideration.

Policy 55: Providing for appropriate urban expansion – consideration.

Policy UD.3: Responsive planning to developments that provide for significant development capacity – consideration.

Policy 56: Managing development in rural areas – consideration.

Policy 67: Establishing and maintaining the qualities and characteristics of well-functioning urban environments – non-regulatory.

Objective 22A: To achieve sufficient development capacity to meet expected housing demand in the short-medium and long term in any tier 1 urban environment within the Wellington Region, the housing bottom lines in Table 9A (of the RPS) are to be met or exceeded in the short-medium and long term in the tier 1 urban environment.

Kāpiti Coast District Plan

At a district level, the Site has not been identified as having any landscape overlays or significant ecological features apart from being within the mapped Coastal Environment. There are also no ONLs or ONFs within the immediate vicinity of the Site.

The Site is zoned General Residential under the KCDP. Under the KCDP, the height limit in the General Residential Zone is 11m. The minimum lot size for General Residential zoned land under the KCDP is 420m^2.

Relevant objectives and policies of the KCDP with regards to the proposed development are as follows:

District Wide Matters

Objective DO-O4 Coastal Environment - To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation, and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

Objective DO-O11 Character and Amenity Values - To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas;
3. local centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse effects.

Policy CE-P3 Preservation of Natural Character - Preserve natural character in the coastal environment, and protect it from inappropriate subdivision, use and development, including by:

1. avoiding adverse effects of activities on natural character in areas of outstanding natural character;
2. avoiding significant adverse effects, and avoiding, remedying or mitigating other adverse effects of activities on natural character in all other areas of the coastal environment;
3. reinstating dunes which function as natural buffers where practicable;
4. providing managed public access ways to the beach and foreshore and limiting damage to dunes from unmanaged access;
5. regulating encroachment of permanent structures and private uses onto the beach or public land;
6. removing existing unnecessary structures and associated waste materials from the beach; and
7. retaining a natural beach and foreshore including a dry sand beach where practicable.

Policy CE-P4 Restore Natural Character - Promote restoration of the natural character of the coastal environment where practicable, by:

1. creating or enhancing indigenous habitats and ecosystems, using local genetic stock;
2. encouraging natural regeneration of indigenous species, while effectively managing weed and animal pests;
3. rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarshes;
4. restoring and protecting riparian and intertidal margins;
5. removing redundant coastal structures and materials that do not have heritage or amenity values; or
6. redesign of structures that interfere with ecosystem processes.

General Residential Zone

Policy GRZ-P7 Development and Landforms - Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. the visual impact, bulk and scale of buildings and structures on identified landscape values, ecological sites, geological features or areas of high natural character;
2. the extent of cut and fill;
3. the need for and the height of retaining walls; and
4. the mass of buildings on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

GRZ-P10: Residential Amenity - Subdivision, use and development in the Residential Zones will be required to achieve on-site amenity for residents and neighbours in accordance with the following principles:

1. building size and footprint will be proportional to the size of the allotment;
2. usable and easily accessible private outdoor living spaces will be provided;
3. buildings and structures will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining allotments;
4. buildings and structures will be designed and located to respond to the planned built character of the Zone;
5. appropriate separation distances will be maintained between buildings;
6. yards will be provided to achieve appropriate building setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual allotments;
8. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;
9. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and
10. service areas for non-residential activities will be screened, and planting and landscaping will be provided.

GRZ-P11: Residential Streetscape - Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape in the Residential Zones. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the Council's Streetscape Strategy and Guideline:

1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;
2. where practicable, at least one habitable room will be orientated towards the street;
3. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and
4. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.

GRZ-P12: Landscaping - Landscaping will be required for non-residential activities and residential development in the Residential Zones to enhance residential amenity, while promoting water conservation and biodiversity and allowing for the natural infiltration of surface waters through permeable treatments. Landscaping will be located and designed in accordance with the following principles:

- the visual impact of large buildings will be reduced by appropriate screening and planting;
- service areas, loading areas and outdoor storage areas will be screened;
- on-site outdoor living spaces will be defined and enhanced by landscaping;
- sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;
- public infrastructure and services will not be damaged or blocked;
- planting of locally indigenous vegetation will be encouraged; and
- permeable surfaces will be provided for the natural infiltration of surface waters.

Policy GRZ-P20: Medium Density Residential Standards Policy 1 - Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

Policy GRZ – P22: Medium Density Residential Standards Policy 3 - Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

Policy GRZ – P28: Retirement Villages - Retirement villages will be enabled in the General Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

1. Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;
2. Providing for good quality on site amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
3. Encouraging the scale and design of the retirement village to:
    a) be of a high-quality and aligned with the planned urban character;

b) achieve attractive and safe streets and public open spaces, including by providing for passive surveillance;

4. Provide an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development.

DEV3 – Ratanui Development Area

The Ratanui Development Area provides for either a retirement village or residential development at the Site. The policies, rules and standards relating specifically to the Ratanui Development Area apply in addition to the underlying General Residential Zone provisions and the provisions contained in the Part 2: District-Wide Matters chapters. Those of particular relevance to the LEA in the context of a retirement village development are set out below.

DEV3-P1 Subdivision, Use and Development Enable retirement villages and residential activities and subdivision in DEV3 – Ratanui Development Area where it is undertaken in generally accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan including:

2. […]

7. ensuring that development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into the surrounding landscape, and an attractive and biodiverse planting structure is created for the Site including:

    a. appropriate street tree and amenity planting, including riparian planting along the highly modified stream;

    b. planting species and arrangements reflecting predominantly indigenous species which are typical of the coastal area and naturally occurring in the local area, as well as appropriate exotic amenity plantings;

    c. boundary treatments around the entire perimeter of the development site, including landscaping, planting, fencing and/or earthbunds, as appropriate, that:

        i. ensure integration between the new development and adjacent sites and the wider landform to soften the transition from a residential to rural lifestyle land use;

        ii. take into account the topographical physical constraints of the site, the sensitivity of the interface, and the scale of development in proximity to the interface;

        iii. are of sufficient width to achieve (i) and (ii) above; and

        iv. do not apply where access is provided to the Site or adjacent sites.

    d. development platforms that are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges (retaining walls will be minimised in favour of natural batters and consideration will be given to retaining and enhancing natural landforms, where practicable)

Appendix 4: Graphic Supplement - LEA

Appendix 5: Graphic Supplement– Site Boundaries: Background Document

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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