OTAIHANGA RETIREMENT VILLAGE

CONCEPT DESIGN

RATANUI ROAD, OTAIHANGA

DATE 15/10/2026
REF NO. 5641
REVISION

ISSUE
RESOURCE CONSENT

PREPARED BY

Kamo Marsh
LANDSCAPE ARCHITECTS

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

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FOR
Summerset Villages (Paraparaumu) Limited

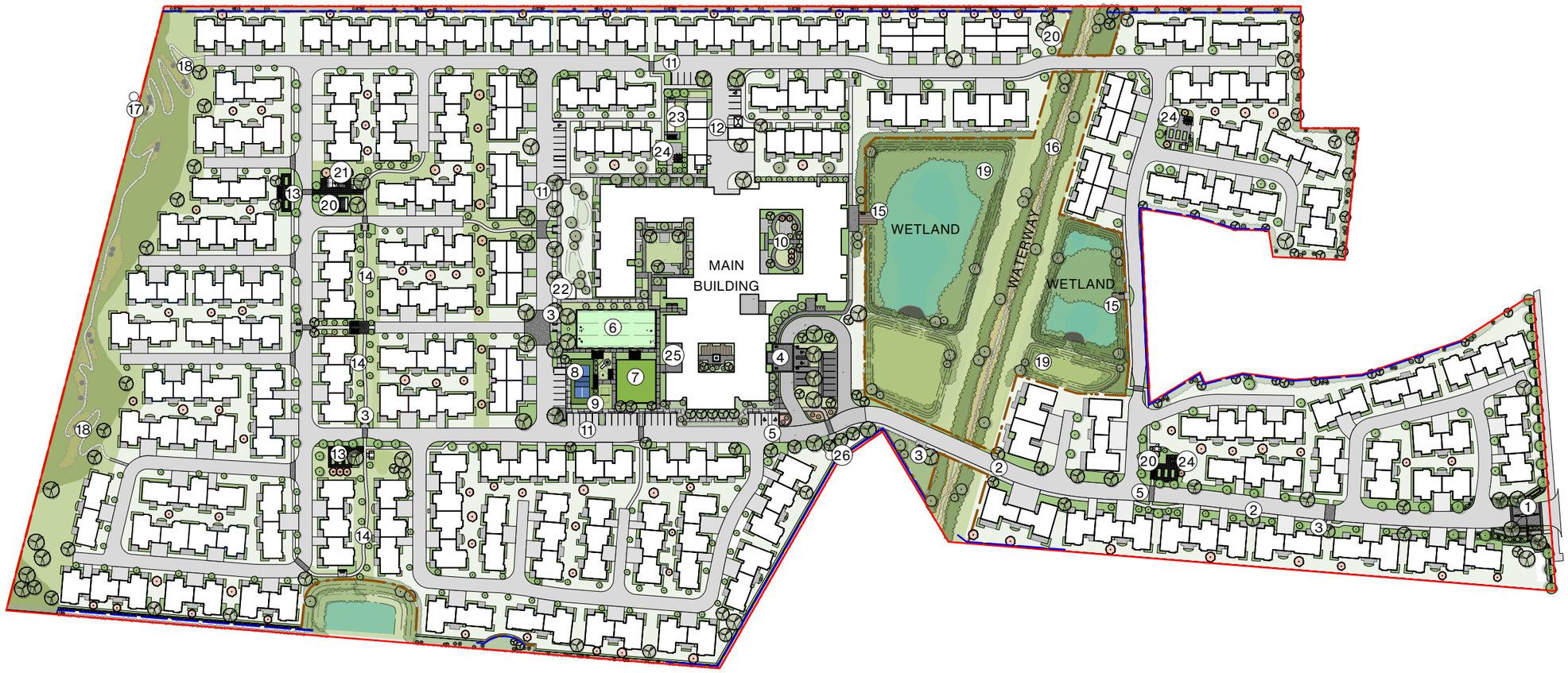
SHEET NO.	SHEET TITLE
CP-1000	OVERALL MASTERPLAN
CP-1001	MAIN ENTRANCE & BOULEVARD
CP-1002	MAIN ENTRANCE - ELEVATION
CP-1003	RATANUI ROAD FRONTAGE - ELEVATION
CP-1004	WETLAND - PLANTING STRATEGY
CP-1005	WETLAND - CROSS SECTIONS
CP-1006	WETLAND - PLANT IMAGES
CP-1007	CATERGORISATION MASTERPLAN
CP-1008	BOUNDARY FENCE & TREATMENT PLAN
CP-1009	BOUNDARY - CROSS SECTIONS
CP-1010	BOUNDARY - CROSS SECTIONS
CP-1011	BOUNDARY - CROSS SECTIONS
CP-1012	BOUNDARY - CROSS SECTIONS
CP-1013	BOUNDARY - CROSS SECTIONS
CP-1014	BOUNDARY - CROSS SECTIONS
CP-1015	PRECEDENT IMAGES

Statement of Experience

This Landscape design has been prepared by Melissa Buschl Smith who is employed as a Senior Landscape Architect by Kamomarsh Landscape Architects. Melissa's qualifications as an expert are Landscape Architecture (Bachelor Landscape Architecture Honours). She has 14 years experience working as a Landscape Architect.

While this is not a matter before the Environment Court Melissa has 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 Melissa has 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 Melissa's expertise and she has not omitted to consider material facts known to her that might alter or detract from the opinions expressed.



KEY

1. Main Entrance with feature paving, natural stone cladding and wing walls, and tiled signage wall.
2. Entry Boulevard, manicured lawns, hedging and combination of flowering trees and upright evergreen trees.
3. Pedestrian node formal gardens, seating and gathering spaces.
4. Main Building entry with water fountain, feature paving, and amenity planting.
5. Feature paving threshold in roadway for traffic calming at shared pedestrian crossing points.
6. Three-lane bowling green with pergola and covered shelter over seating areas.
7. Croquet green (16 x 17.5m) with shelter and seating areas.
8. Pickleball Court.
9. Playground.
10. Memory Care courtyard to be fully enclosed with seating and amenity planting.
11. Main boulevard and primary roadway to have evergreen and ornamental trees either side to provide a village street experience.
12. Service area including maintenance workshop, waste collection, generator, staff bike park shelter and access to Main Building back-of-house.
13. Communal potager gardens, throughout village for residents to gather and socialise.
14. Pedestrian greenway linkage between villas and laneways.
15. Timber lookout platforms provide opportunity to look out over wetland and stormwater areas.
16. Existing waterway to be retained and planted with native riparian planting.
17. Possible lookout point towards Kapiti Island and over village.
18. Indicative natural walkway up existing dunes, with seating areas and native planting.
19. Wetland & Stormwater Management Area, to be fully fenced, with access for maintenance only.
20. Outdoor BBQ area, including paving, pergola and seating areas.
21. Winter Garden Glasshouse, offering a sheltered space for residents to socialise and connect with nature.
22. Scooter shelter.
23. Petanque Piste (4.0m x 15.0m) including seating areas with pergola.
24. Communal potager gardens, including production glass house, throughout village for residents to gather and socialise.
25. Outdoor kitchen, including BBQ, pizza oven, pergola, paving and seating areas.
26. Waste water pump station, refer to civils for details.

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ADDRESS

RATANUI ROAD, OTAIHANGA

CLIENT

Summerset Villages (Paraparaumu) Limited

LEGEND

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

NOTES

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2. Do not scale off drawings.

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SHEET TITLE

OVERALL MASTERPLAN

ISSUE

RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
MBS	OH	MBS/BB

DATE	15/10/2026	
SCALE	1:2000	A3
REF NO.	5641	
SHEET NO.		REVISION

CP-1000



PROJECT NAME

OTAIHANGA RETIREMENT VILLAGE

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RATANUI ROAD, OTAIHANGA

CLIENT

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LEGEND

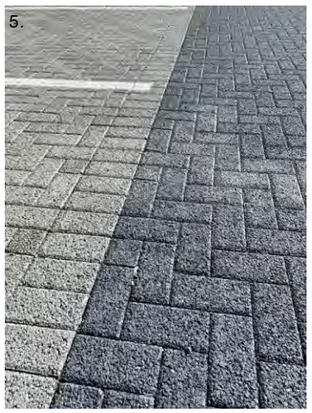
- *Fraxinus griffithii*
- Medium street tree.
- Ornamental tree.
- Hedge.
- Buxus hedge (or similar)
- Seasonal perennial & annuals.
- Precast pavers pedestrian entry.
- Precast cobble style pavers.
- Firth precast pavers in herringbone pattern.
- Insitu plain concrete footpath.
- Asphalt (by others).
- Basalt stone cladding to columns and walls.
- Open railing fence with timber posts.


1.


2.


3.


4.


5.

SUMMERSET OTAIHANGA ENTRY CHARACTER

1. *Fraxinus griffithii* - Large evergreen tree with good sized canopy to mark the Main Entry.

2. Natural Bluestone/Basalt stone cladding to signage wall - honed finish.

3. Natural stone cladding to columns and walls.

4. Annual garden beds provide opportunity for seasonal colour and creativity.

5. Firth Holland pavers laid in a herringbone pattern, bands of cobbles in contrasting colour to highlight entry and provide traffic calming.

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SHEET TITLE

MAIN ENTRANCE & BOULEVARD

ISSUE

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SCALE	1:200	A3
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SHEET NO.		**REVISION**

CP-1001



1 / 1001 **ELEVATION - MAIN ENTRY GATES**
Scale: 1:100

Vehicle gates to match main entrance fencing.

Specimen grade trees, refer to indicative tree lists for possible species.

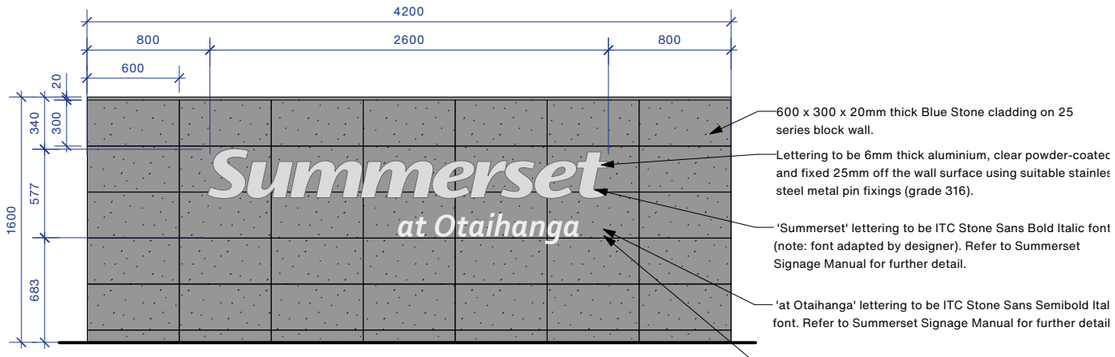
Pedestrian automatic gate to match main entrance fencing.

1600mm high wall with bluestone cladding and signage.

Planting to main entrance, including seasonal annual garden beds.

Street frontage fencing - timber post with open railing fence panels between. 1.5-1.8m high hedge planted to give privacy to villas.

1800mm high column with natural stone cladding with open railing fence panels between.



600 x 300 x 20mm thick Blue Stone cladding on 25 series block wall.

Lettering to be 6mm thick aluminium, clear powder-coatec and fixed 25mm off the wall surface using suitable stainles steel metal pin fixings (grade 316).

'Summerset' lettering to be ITC Stone Sans Bold Italic font (note: font adapted by designer). Refer to Summerset Signage Manual for further detail.

'at Otaihanga' lettering to be ITC Stone Sans Semibold Ital font. Refer to Summerset Signage Manual for further detail

Signage Contractor to provide proof for Summerset approv prior to fabrication.

2 / 1001 **ELEVATION - TYPICAL SIGNAGE WALL**
Scale: 1:40

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LEGEND

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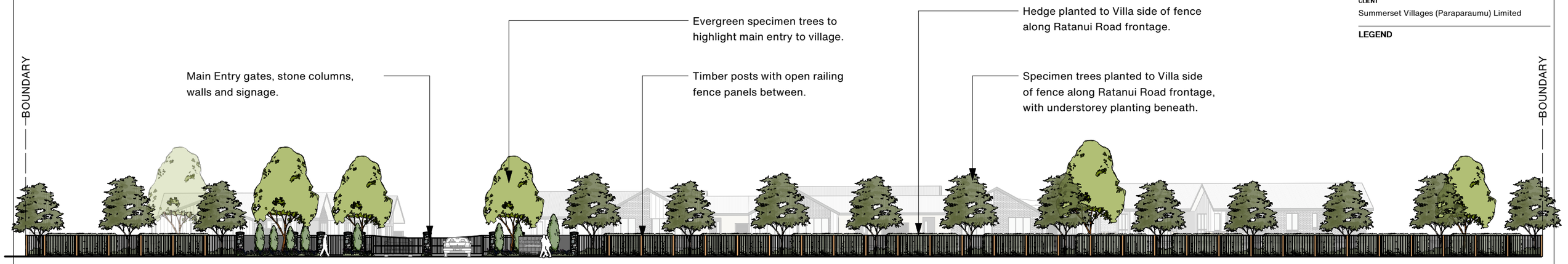
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MAIN ENTRANCE - ELEVATION

ISSUE
RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
MBS	OH	MBS/BB

DATE	15/10/2026
SCALE	Refer to drawing
REF NO.	5641

SHEET NO. **CP-1002** REVISION



1
1000
ELEVATION - RATANUI ROAD FRONTAGE
Scale: 1:300







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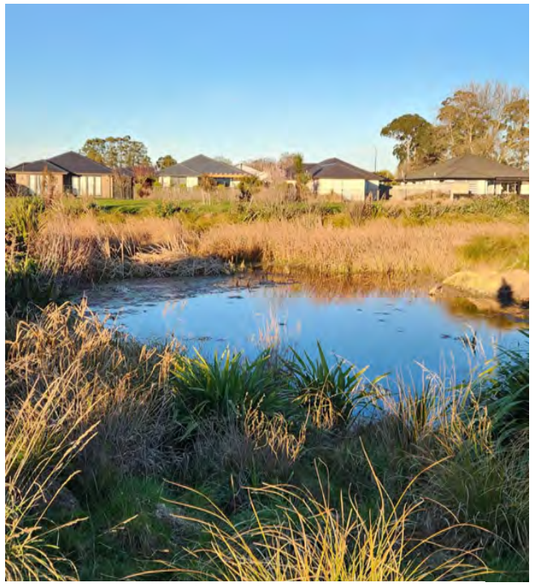
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RATANUI ROAD FRONTAGE - ELEVATION

ISSUE
RESOURCE CONSENT

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MBS	OH	MBS/BB

DATE	15/10/2026
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SHEET NO. **CP-1003** REVISION



INDICATIVE IMAGE: ESTABLISHED WETLAND PLANTING



INDICATIVE IMAGE: ESTABLISHED WETLAND PLANTING



>300mm depth

Typha orientalis	raupo
Eleocharis sphacelata	kuta

100-200mm depth

Typha orientalis	raupo
Eleocharis sphacelata	kuta
Machaerina juncea	twig rush

10-100mm depth

Machaerina juncea	twig rush
Carex Secta	purei
Cyperus ustulatus	upokotangata
Juncus pallidus	giant rush

Saturated soils

Isolepis prolifera	
Cyperus ustulatus	upokotangata
Eleocharis acuta	spike sedge
Juncus edgariae	wiwi
Carex germinata	rautahi
Apodasmia similis	oioi

Slopes and top of banks

Trees:

Cordyline australis	tī kōuka
Kunzea robusta	kānuka
Sophora micropylla	kōwhai
Podocarpus totara	tōtara

Shrubs:

Phormium tenax	harakeke
Carex coriacea	rautahi
Austroderia toetoe	toetoe
Leptospermum scoparium	mānuka
Coprosma propinqua	mingimingi

PROJECT NAME

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LEGEND

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SHEET TITLE

WETLAND - PLANTING STRATEGY

ISSUE

RESOURCE CONSENT

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MBS	OH	MBS/BB

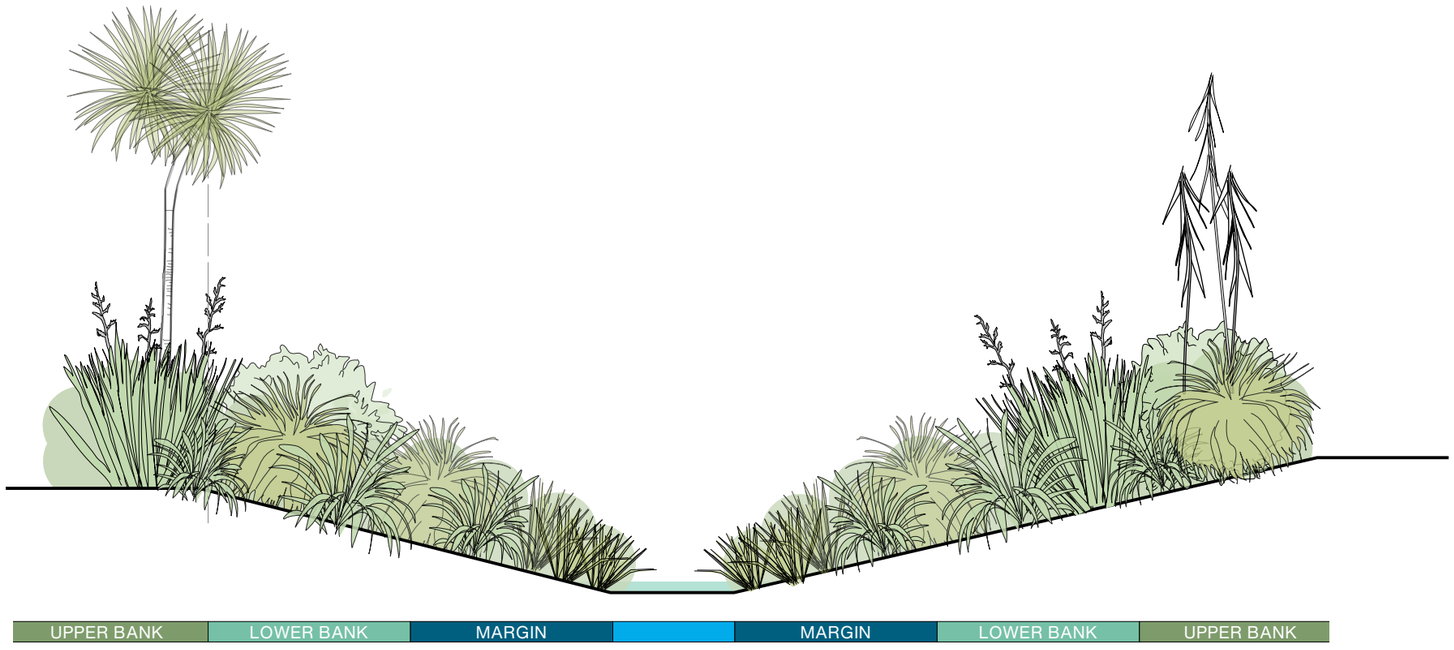
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SCALE	1:1000	A3
REF NO.	5641	

SHEET NO. **REVISION**

CP-1004



1 / 1004 **TYPICAL WETLAND SECTION**
Scale: 1:150



2 / 1004 **TYPICAL DRAIN SECTION**
Scale: 1:100

SUGGESTED PLANT LIST:

Plants list is indicative only, species to be confirmed in detailed design stages.

MARGIN PLANTING
- *Carex secta*
- *Juncus pallidus*
- *Carex germinata*
- *Eleocharis acuta*
- *Apodasmia similis*

LOWER BANK PLANTING
- *Carex secta*
- *Apodasmia similis*
- *Phormium tenax*
- *Austroderia toetoe*
- *Cordyline australis*
- *Coprosma propinqua*

UPPER BANK PLANTING
- *Podocarpus totara*
- *Sophora microphylla*
- *Kunzea robusta*
- *Leptospermum scorparium*
- *Phormium tenax*
- *Austroderia toetoe*
- *Cordyline australis*
- *Coprosma propinqua*

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SHEET TITLE
WETLAND - CROSS SECTIONS

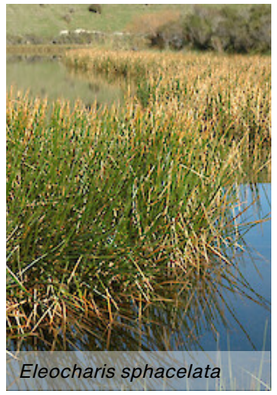
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RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
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SHEET NO. **CP-1005** REVISION

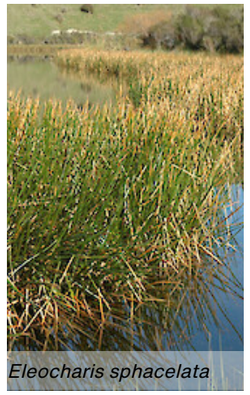
>300mm depth


Typha orientalis


Eleocharis sphacelata

100-200mm depth


Typha orientalis


Eleocharis sphacelata


Machaerina juncea

10-100mm depth


Machaerina juncea


Carex secta


Cyperus ustulatus


Juncus pallidus

Saturated soils


Isolepis prolifera


Cyperus ustulatus


Eleocharis acuta


Juncus edgariae


Carex germinata


Apodasmia similis


Phormium tenax

Slopes and top of banks


Phormium tenax


Carex coriacea


Austroderia toetoe


Cordyline australis


Leptospemum sco.


Coprosma propinqua


Sophora microphylla


Podocarpus totara

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SHEET TITLE

WETLAND - PLANT IMAGES

ISSUE

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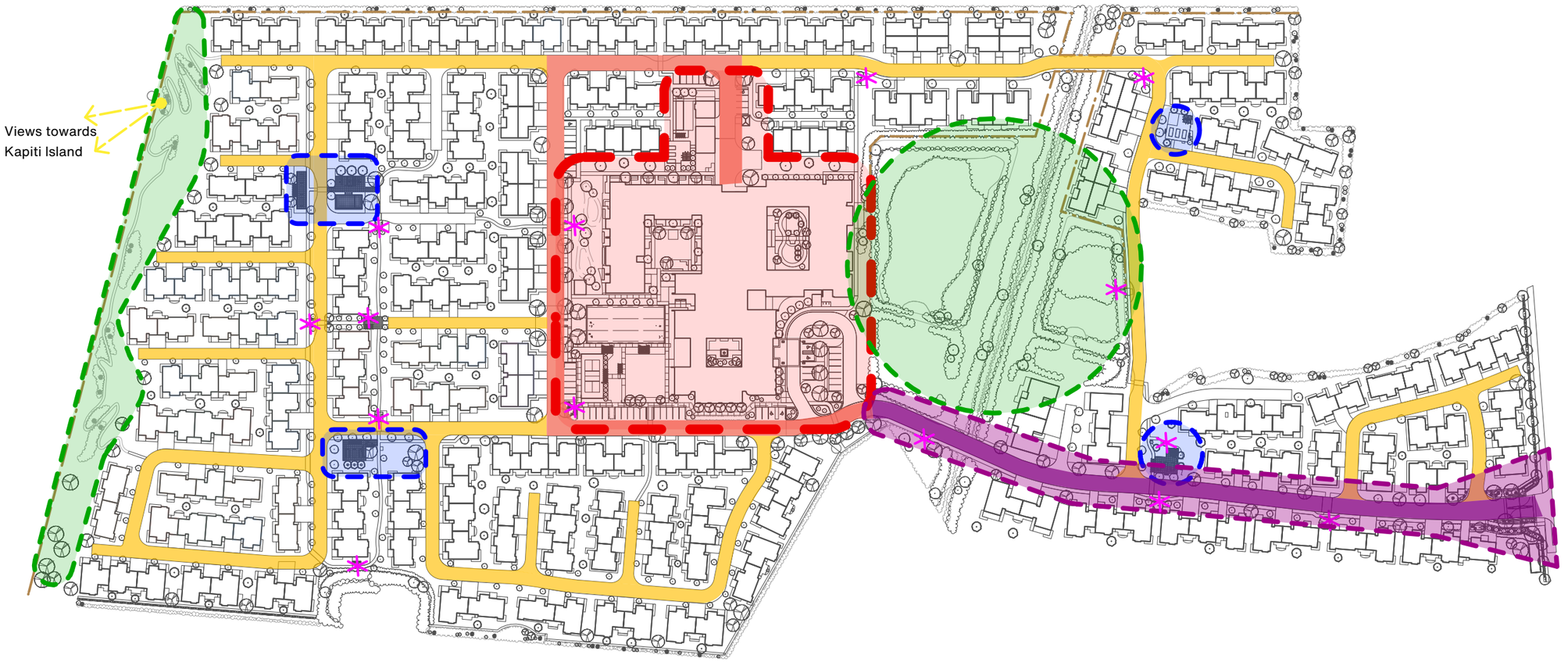
DATE 15/10/2026

SCALE

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SHEET NO. REVISION

CP-1006







MAIN ENTRANCE / MAIN BOULEVARD / HIGHLY VISIBLE AREA







HIGHLY VISIBLE AREA - SAND DUNE

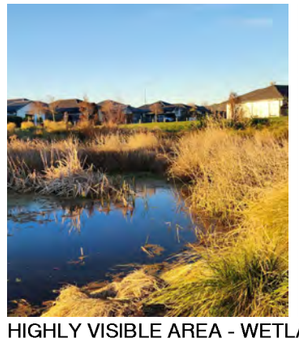




OPPORTUNITY AREA



SEATING / REST AREA





HIGHLY VISIBLE AREA - WETLAND & STORMWATER MANAGEMENT



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LEGEND

- Main Entrance Boulevard
- Primary Road
- Secondary Road
- Main Entrance Focal Area
- Primary Focal Area
- Secondary Focal Area
- Natural Amenity Focal Area
- Seating/Rest area

Road classifications refer to the level of landscape treatments and planting to adjacent villa's and town houses only.

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SHEET TITLE

CATERGORISATION MASTERPLAN

ISSUE

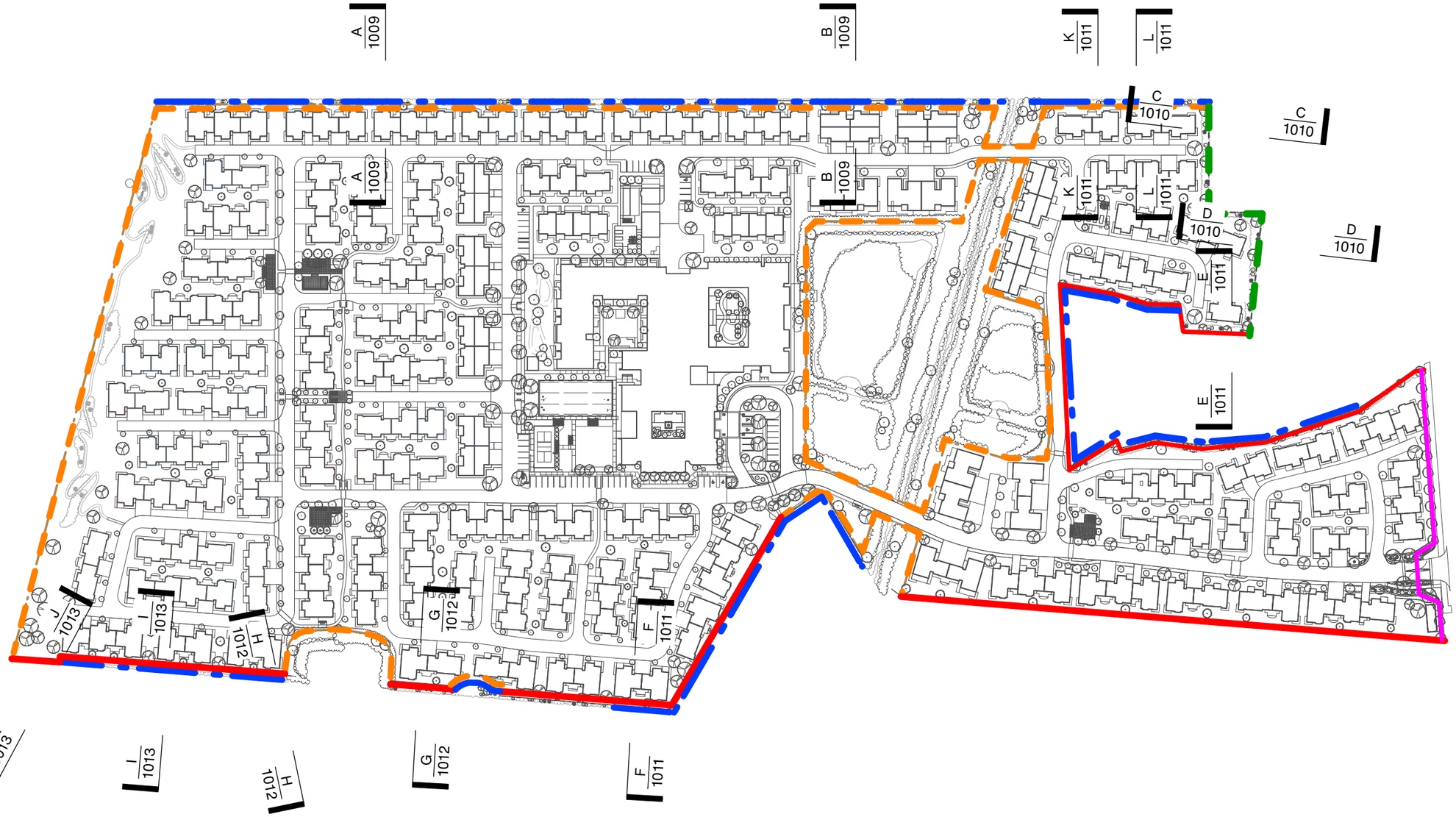
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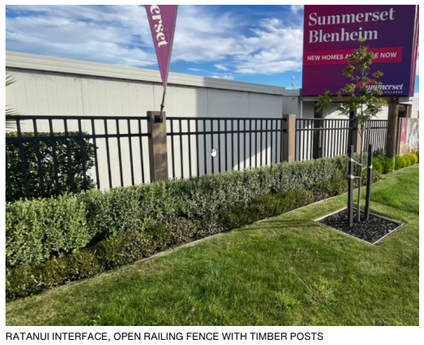
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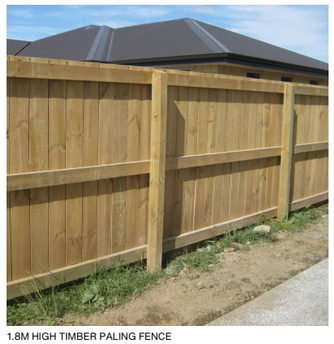
CP-1007





RATANUI INTERFACE, OPEN RAILING FENCE WITH TIMBER POSTS


POST & RAIL FENCE


1.8M HIGH TIMBER PALING FENCE


1.2M HIGH TIMBER POST & RAIL FENCE WITH MESH WIRE

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LEGEND

- RATANUI FRONTAGE
  Timber post and aluminium railing panels between. Refer to sheet 1002 for more detail on boundary treatment.
- TYPE A
  Timber Paling Fence - heights determined by ground levels & retaining walls.
- TYPE B
  1.2m high Timber Post & Rail
- TYPE C
  1.2m high Timber Post & Rail fence with Rabbit Proof mesh.
- RETAINING WALL
  Refer to civils drawings for more details.

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SHEET TITLE

BOUNDARY FENCE & TREATMENT PLAN

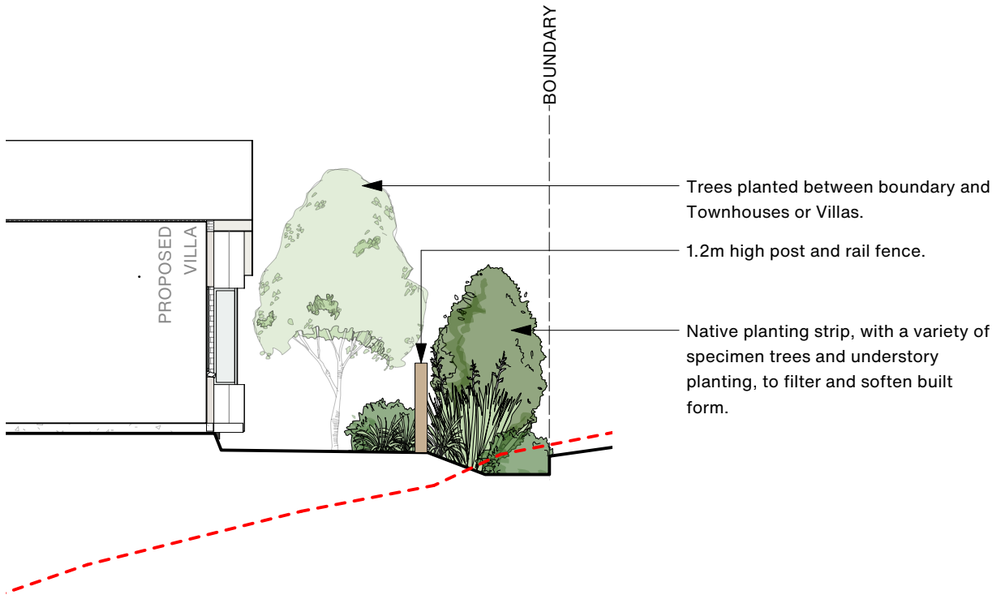
ISSUE

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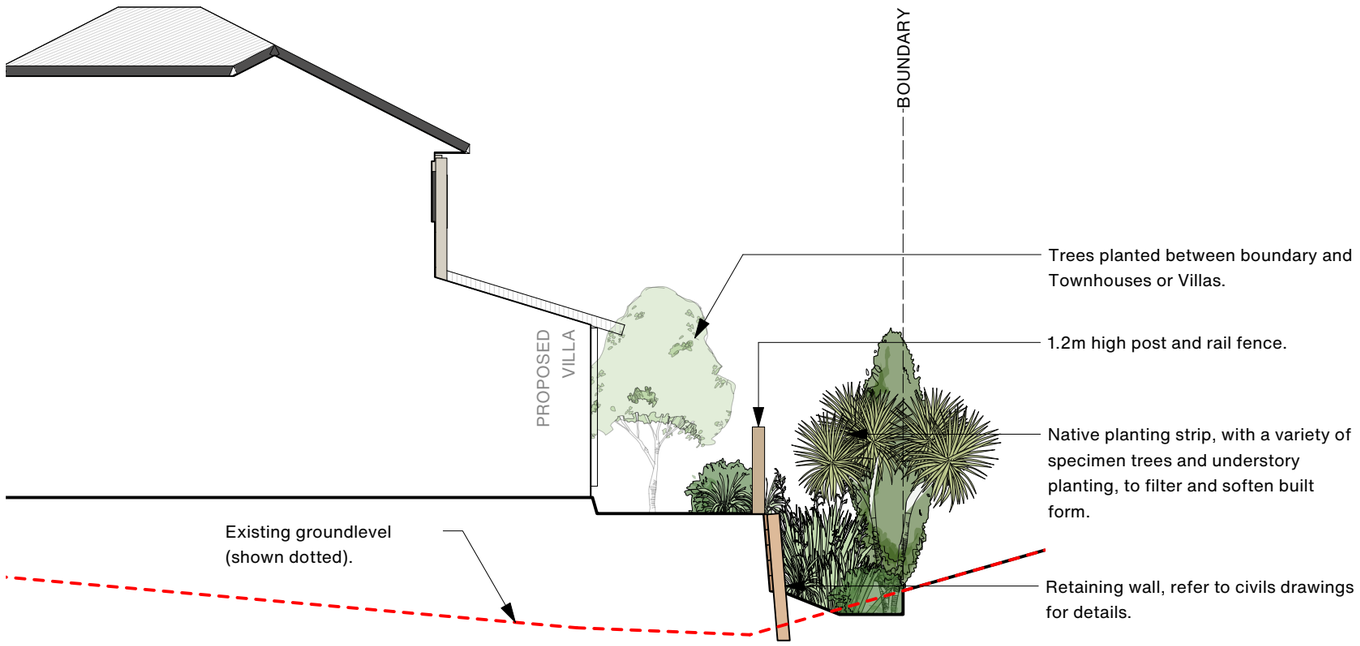
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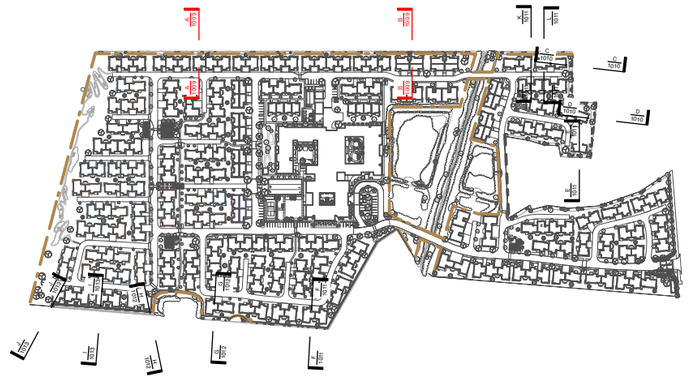
CP-1008



CROSS SECTION A - BOUNDARY TREATMENT
SCALE 1:100



CROSS SECTION B - BOUNDARY TREATMENT
SCALE 1:100



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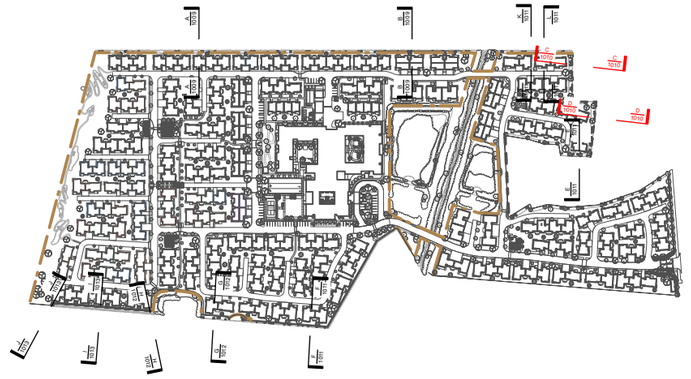
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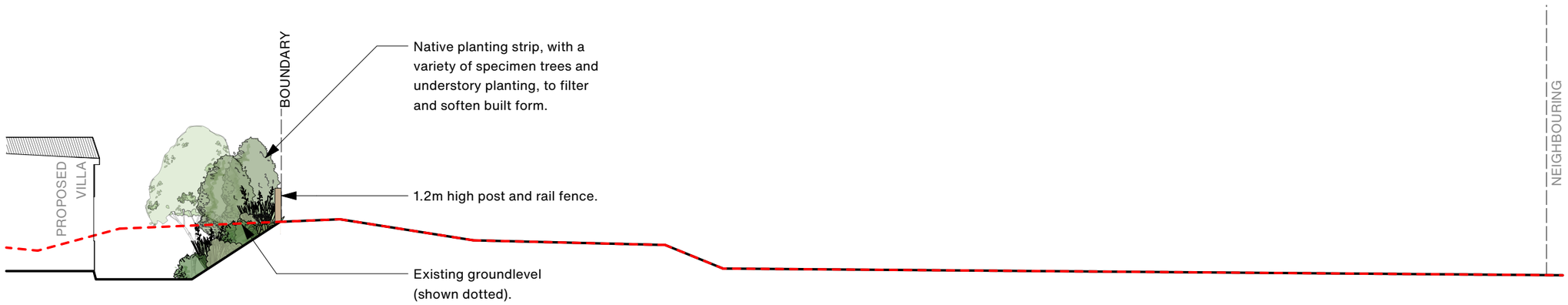
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BOUNDARY - CROSS SECTIONS

ISSUE
RESOURCE CONSENT

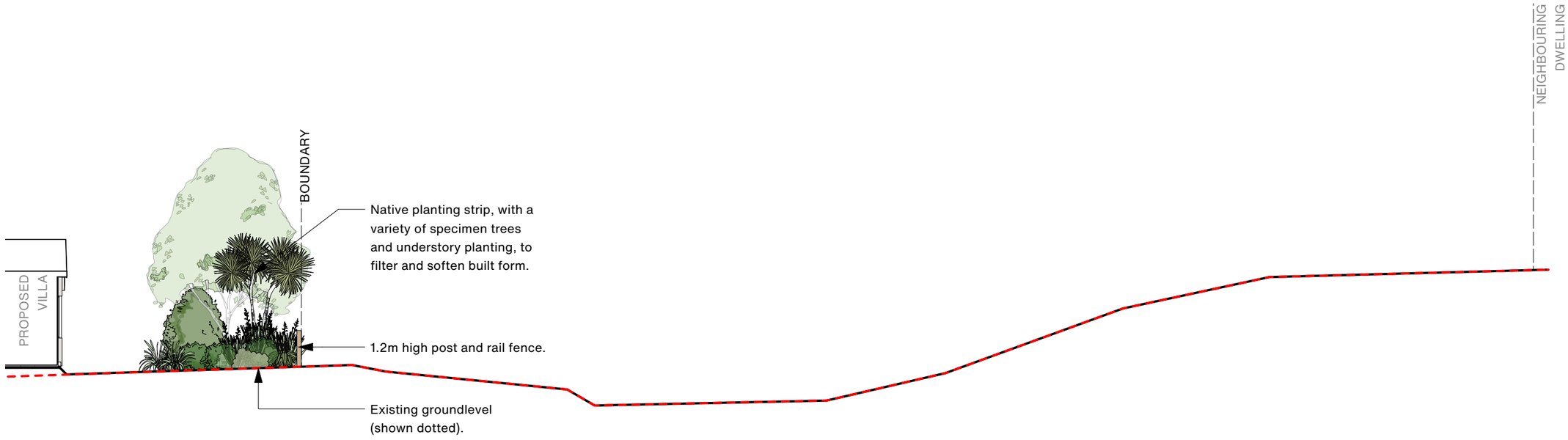
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MBS	OH	MBS/BB
DATE	15/10/2026	
SCALE	1:100	A3
REF NO.	5641	

SHEET NO. REVISION
CP-1009





CROSS SECTION C - BOUNDARY TREATMENT
SCALE 1:150



CROSS SECTION D - BOUNDARY TREATMENT
SCALE 1:100

PROJECT NAME
OTAIHANGA RETIREMENT VILLAGE
CONCEPT DESIGN

ADDRESS
RATANUI ROAD, OTAIHANGA

CLIENT
Summerset Villages (Paraparaumu) Limited

LEGEND

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

REV	DATE	DESCRIPTION

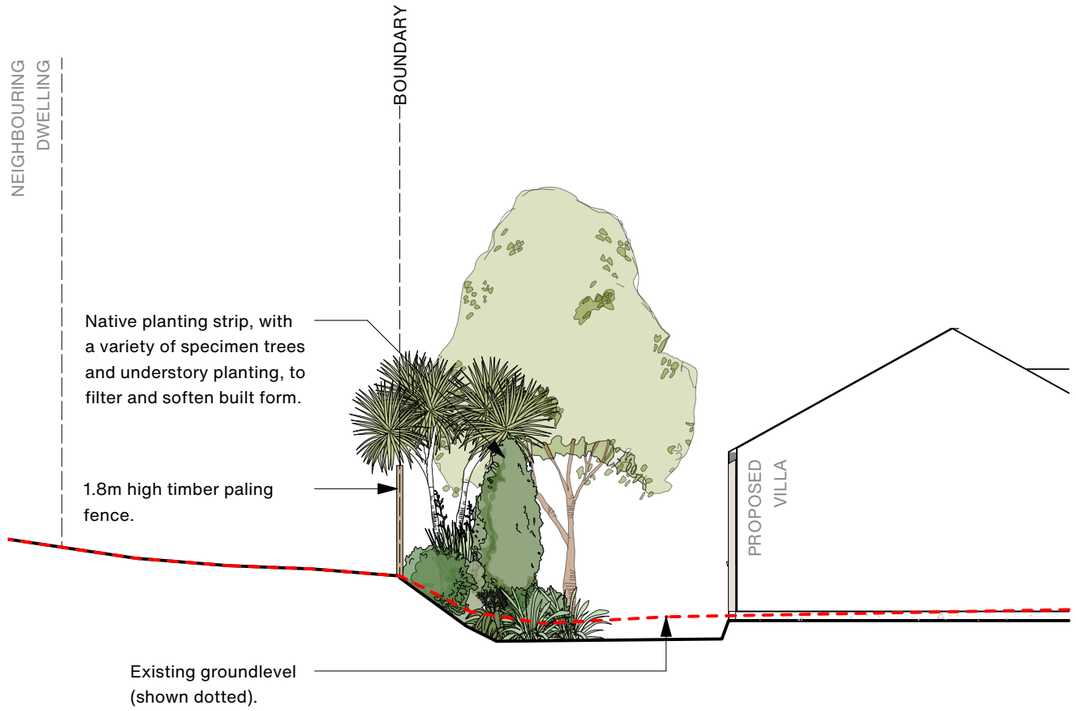
Kamo Marsh
Te Uruti Building, 48 Hereford St, Chch, 8140
Level 3, 36 Grant Rd, Qtn, 9300
T. +64 3 366 8181
E. admin@kamomarsh.co.nz
W. kamomarsh.co.nz

SHEET TITLE
BOUNDARY - CROSS SECTIONS

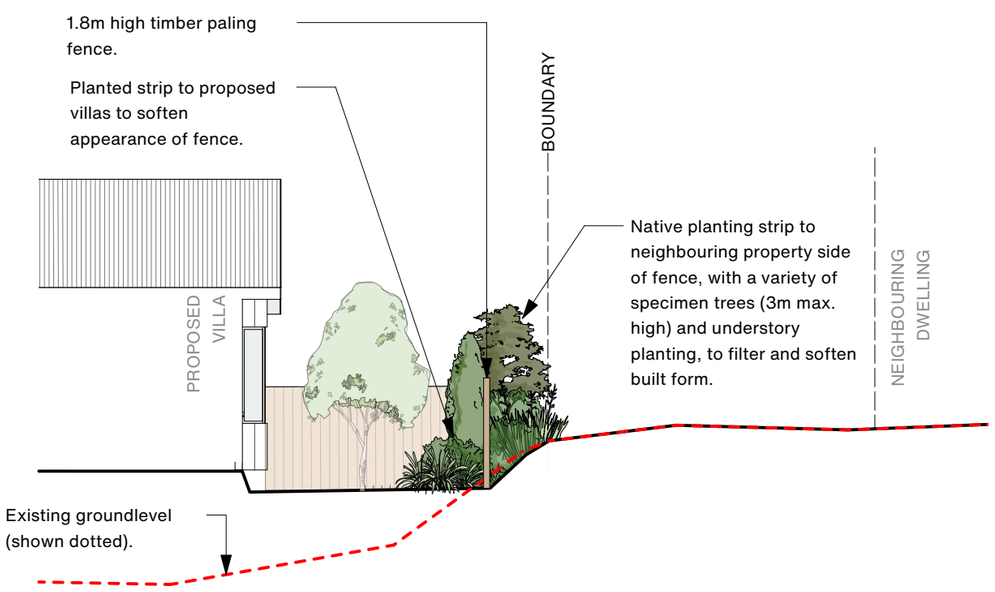
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RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
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DATE	15/10/2026	
SCALE	1:150	A3
REF NO.	5641	
SHEET NO.		REVISION

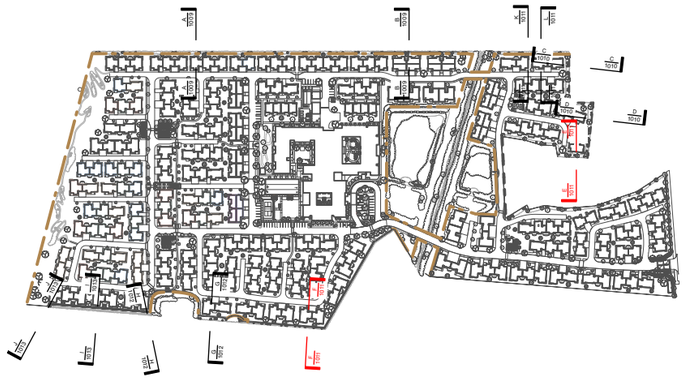
CP-1010



CROSS SECTION E - BOUNDARY TREATMENT
SCALE 1:100



CROSS SECTION F - BOUNDARY TREATMENT
SCALE 1:100



PROJECT NAME
OTAIHANGA RETIREMENT VILLAGE
CONCEPT DESIGN

ADDRESS
RATANUI ROAD, OTAIHANGA

CLIENT
Summerset Villages (Paraparaumu) Limited

LEGEND

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

REV	DATE	DESCRIPTION

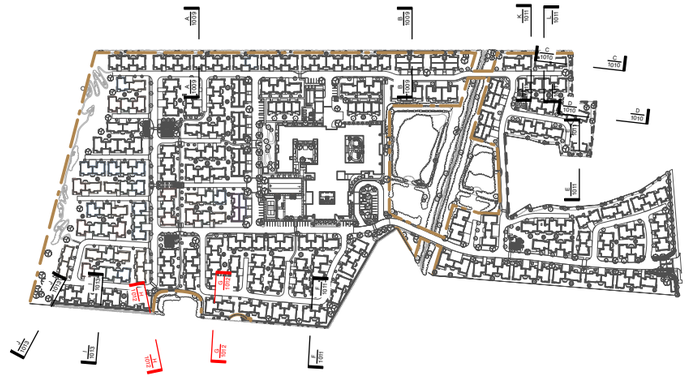
Kamo Marsh
Te Uruti Building, 48 Hereford St, Chch, 8140
Level 3, 36 Grant Rd, Qtn, 9300
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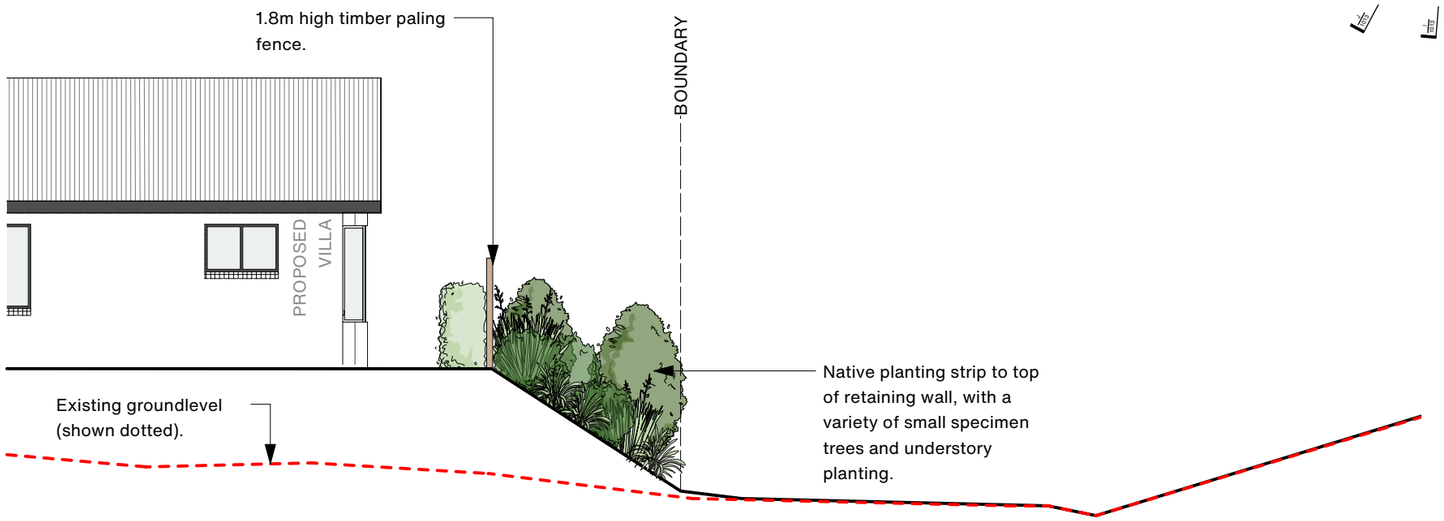
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BOUNDARY - CROSS SECTIONS

ISSUE
RESOURCE CONSENT

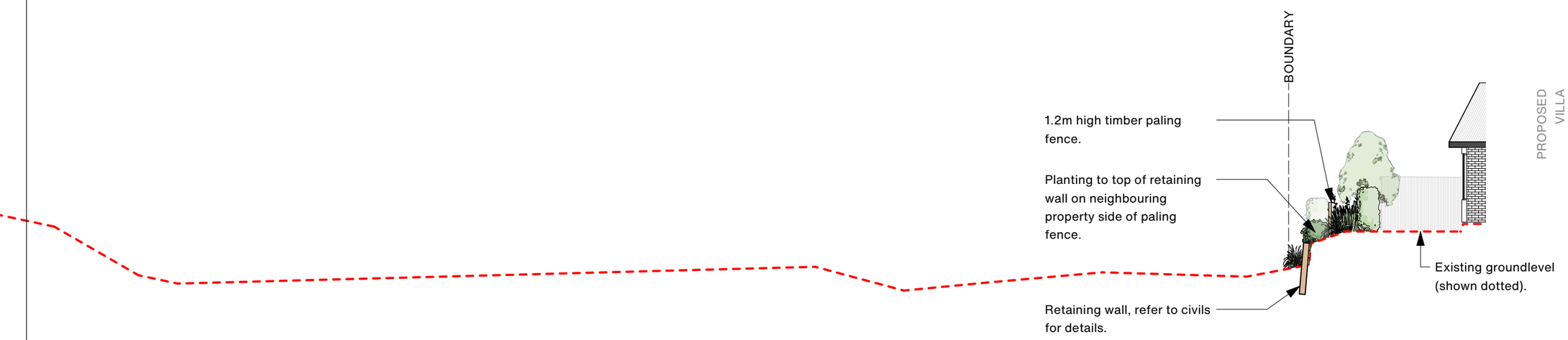
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MBS	OH	MBS/BB
DATE	15/10/2026	
SCALE	1:100	A3
REF NO.	5641	
SHEET NO.		REVISION

CP-1011





CROSS SECTION G - BOUNDARY TREATMENT
SCALE 1:100



CROSS SECTION H - BOUNDARY TREATMENT
SCALE 1:150

PROJECT NAME
OTAIHANGA RETIREMENT VILLAGE
CONCEPT DESIGN

ADDRESS
RATANUI ROAD, OTAIHANGA

CLIENT
Summerset Villages (Paraparaumu) Limited

LEGEND

NOTES
1. Confirm set out of all dimensions on site prior to commencing work.
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REV	DATE	DESCRIPTION

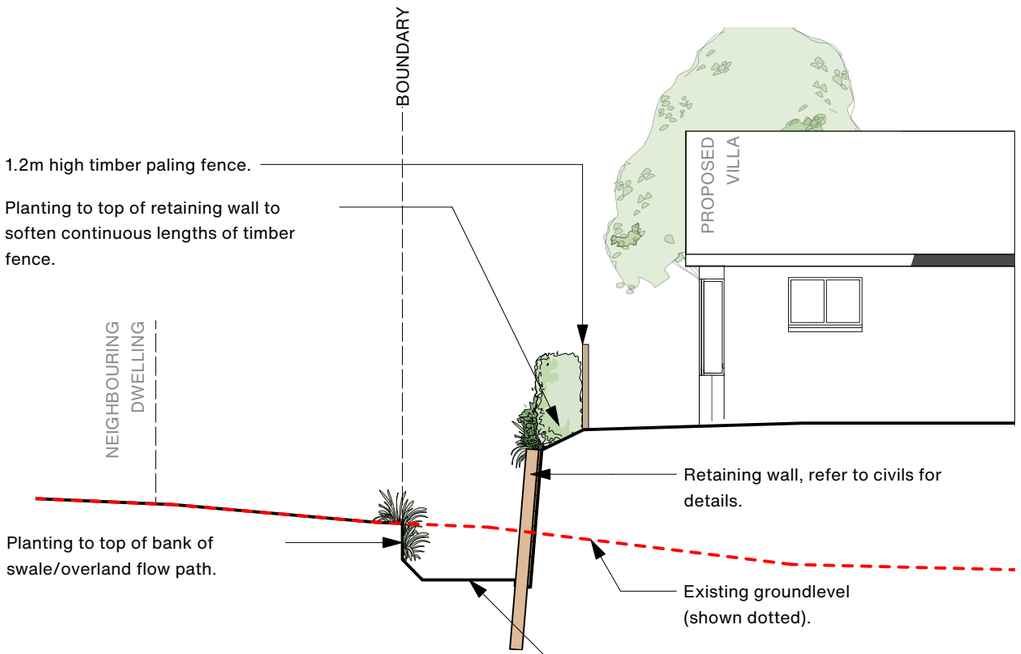
Kamo Marsh
Te Uruti Building, 48 Hereford St, Chch, 8140
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E. admin@kamomarsh.co.nz
W. kamomarsh.co.nz

SHEET TITLE
BOUNDARY - CROSS SECTIONS

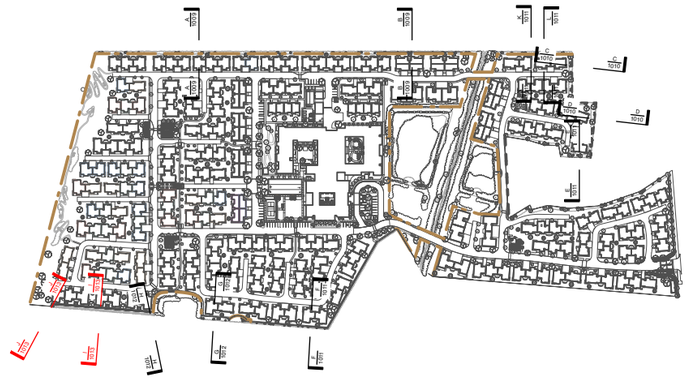
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RESOURCE CONSENT

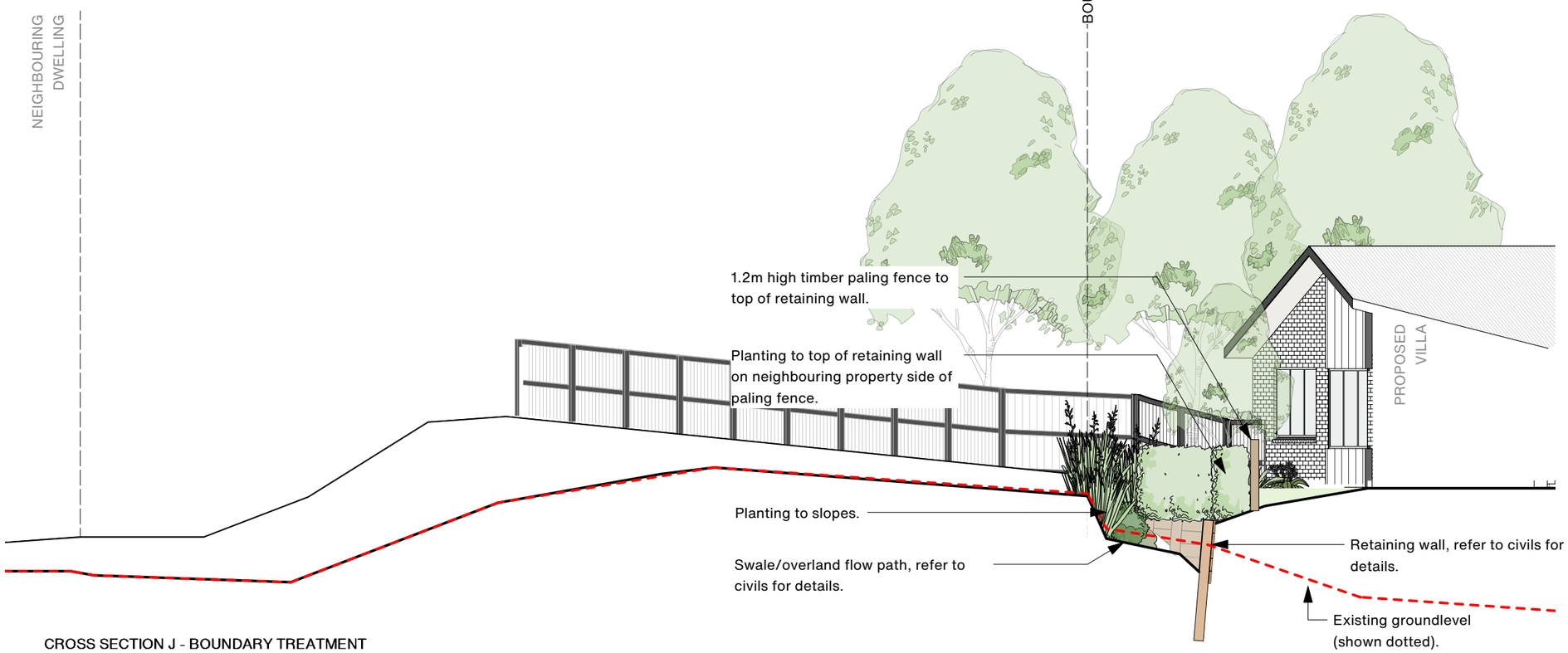
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MBS	OH	MBS/BB
DATE	15/10/2026	
SCALE	Refer to drawing	
REF NO.	5641	

SHEET NO. **CP-1012** REVISION



CROSS SECTION I - BOUNDARY TREATMENT
SCALE 1:100





CROSS SECTION J - BOUNDARY TREATMENT
SCALE 1:100

PROJECT NAME
OTAIHANGA RETIREMENT VILLAGE
CONCEPT DESIGN

ADDRESS
RATANUI ROAD, OTAIHANGA

CLIENT
Summerset Villages (Paraparaumu) Limited

LEGEND

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

REV	DATE	DESCRIPTION

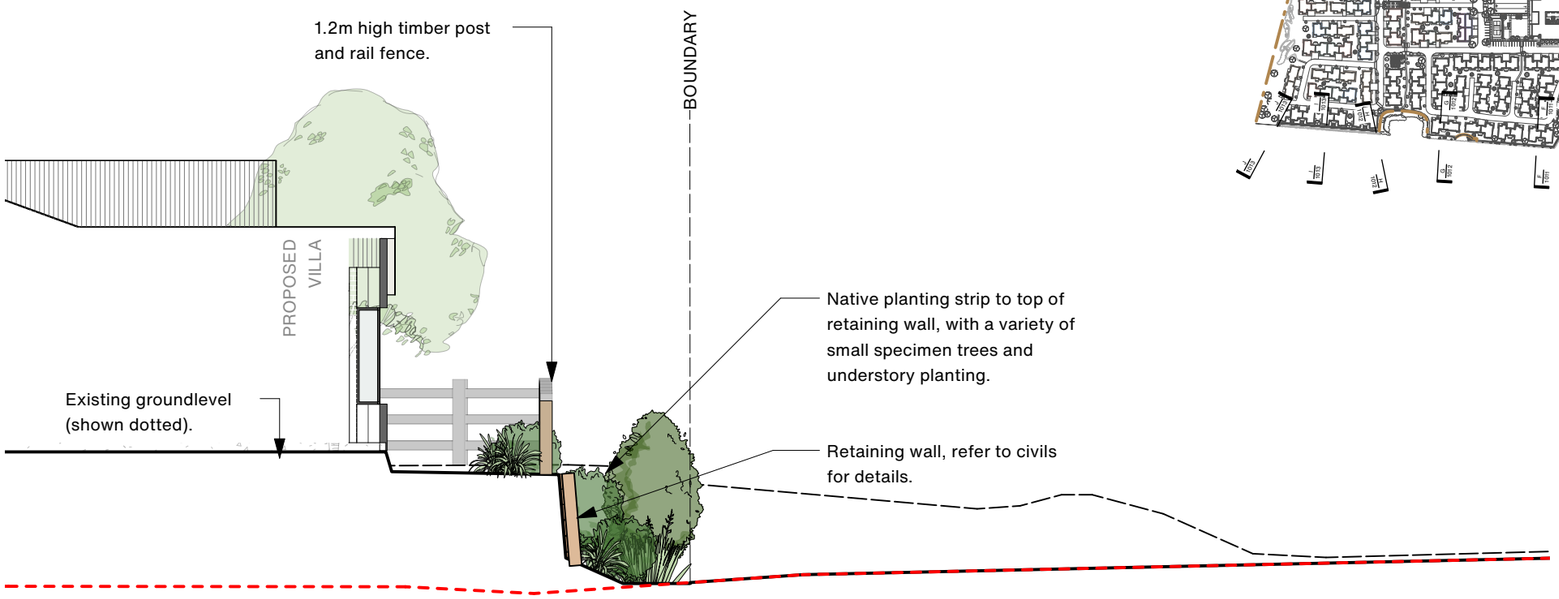
Kamo Marsh
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Level 3, 36 Grant Rd, Qtn, 9300
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SHEET TITLE
BOUNDARY - CROSS SECTIONS

ISSUE
RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
MBS	OH	MBS/BB
DATE	15/10/2026	
SCALE	1:100	A3
REF NO.	5641	

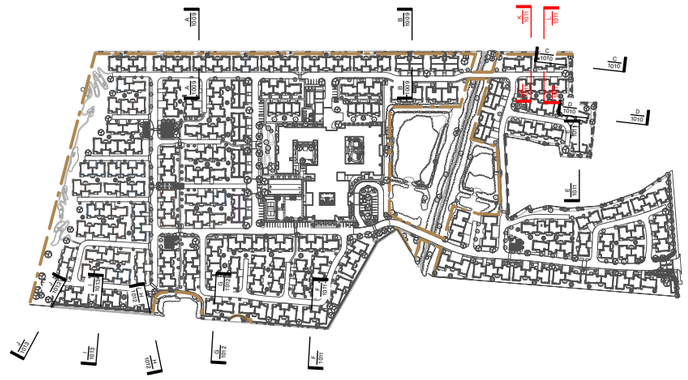
SHEET NO. **CP-1013** REVISION



CROSS SECTION K - BOUNDARY TREATMENT
SCALE 1:100



CROSS SECTION L - BOUNDARY TREATMENT
SCALE 1:100



PROJECT NAME
OTAIHANGA RETIREMENT VILLAGE
CONCEPT DESIGN

ADDRESS
RATANUI ROAD, OTAIHANGA

CLIENT
Summerset Villages (Paraparaumu) Limited

LEGEND

NOTES
1. Confirm set out of all dimensions on site prior to commencing work.
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REV	DATE	DESCRIPTION

Kamo Marsh
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W. kamomarsh.co.nz

SHEET TITLE
BOUNDARY - CROSS SECTIONS

ISSUE
RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
MBS	OH	MBS/BB
DATE	15/10/2026	
SCALE	1:100	A3
REF NO.	5641	

SHEET NO. REVISION
CP-1014



















PROJECT NAME

OTAIHANGA RETIREMENT VILLAGE

CONCEPT DESIGN

ADDRESS

RATANUI ROAD, OTAIHANGA

CLIENT

Summerset Villages (Paraparaumu) Limited

LEGEND

NOTES

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REV	DATE	DESCRIPTION

Kamo Marsh
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SHEET TITLE

PRECEDENT IMAGES

ISSUE

RESOURCE CONSENT

DESIGN	DRAWN	REVIEW
MBS	OH	MBS/BB

DATE 15/10/2026

SCALE

REF NO. 5641

SHEET NO. REVISION

CP-1015