

Summerset Village Prebbleton

Design Statement
September 2020



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1.0 INTRODUCTION

This design statement has been prepared by Summerset to accompany the application for Resource Consent for a retirement village in Prebbleton.

The site is a 9.1-hectare land holding located at 606 - 578 Springs Road. The site was previously occupied by Meadow Mushrooms, with the southern portion of the site also used as a horse training facility. It is located centrally within Prebbleton Village and bound by Springs Road to the south and bordered on the other three sides by residential zoned land. The site is zoned Living X which provides for low density residential development and without defined provisions relating to density and site coverage and will be assessed under the Medium Density Comprehensive Residential Development matters, as agreed by Selwyn District Council.

This design statement covers the following:

- Summerset's design philosophy
- Prebbleton character
- Design response

This design statement is supported by the following other supplementary reports:

- Urban Design, Landscape and Visual Assessment
- Landscape Set of Drawings
- LVA Visual Sims
- Architectural Statement



2.0 THE SITE

The site currently contains several very large buildings towards the northern part of the site, which extend from Springs Road to near the western Site boundary. These buildings are separated from the residential properties to the north by a 2.5-metre-high grassed bund and a 40-metre-wide grassed area.

That part of the site to the south of the buildings is grassed with bunding around a significant portion of this area, where wastewater from the mushroom factory was treated many years ago. The land within the bund is lower than the surrounding land, and more recently was used as a horse training facility. There are also two wastewater treatment ponds to the west of the buildings.

The road boundary is heavily vegetated, particularly towards the south east corner. Trees have also been planted along the bunded area and to the north of the buildings. There are three vehicle access points to and from Springs Roads; one to the north of the buildings, and two further entrances for trucks and staff vehicles further south near the centre of the site.

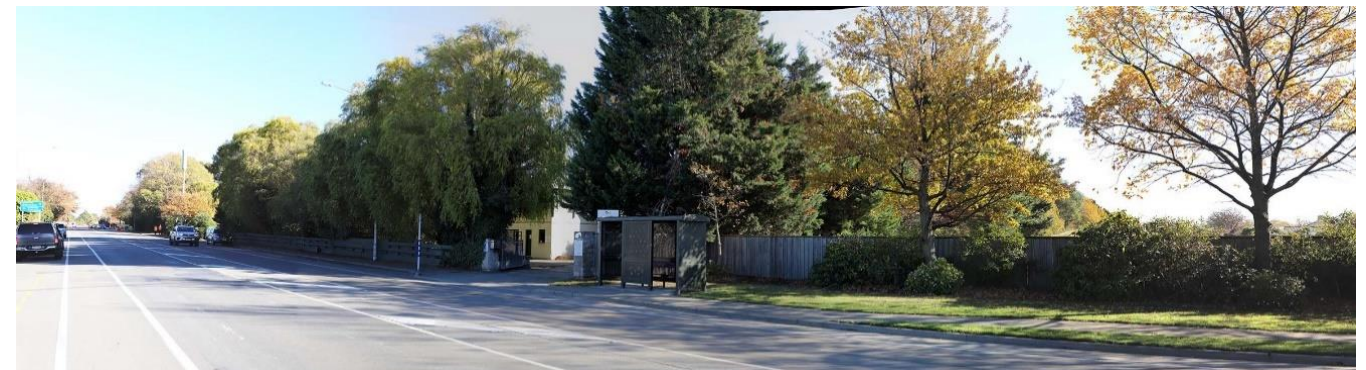
The site is within walking distance of Prebbleton village and is centrally located close to the main transport links into and out of Prebbleton. Springs Road is an arterial route between Christchurch and Lincoln and bus services run between the city centre and Lincoln via Prebbleton (80 Lincoln- Parklands). A section of the long-distance recreational cycle and walking route, known as the Little River Rail Trail, runs along Springs Road and Birchs Road.

SITE PHOTOS

The following site photos illustrate the view of the site looking in, and the internal views within.



External view of the Springs Road boundary looking North



External view of the Springs Road boundary looking South



Internal view of the greenfield southern part of the Site



Internal view of the existing commercial operation in the Northern part of the Site

3.0 PREBBLETON CHARACTER

Prebbleton has grown rapidly in recent years, but it still retains a village atmosphere, which is what attracts people who choose to live here. Whilst each resident may describe the character of Prebbleton in different terms, from an landscape character perspective, it is appropriately described as a cohesive blend of heritage buildings within a small village precinct; large street trees and flowering gardens, abundance of green open spaces; characterful use of rural materials, colours and features; and single storey housing all connected by a living streetscape.

Prebbleton was once a stop on the Southbridge branch railway route servicing the southern mid-Canterbury rural towns. The area where the railway station once stood has been developed as a residential subdivision. Prebbleton itself was surrounded by rural farming blocks with horticulture and horse breeding areas, which themselves, represent some of the other activities historically associated with Prebbleton.

The village has several historic buildings lining both sides of Springs Road which are used for commercial and retail businesses. Of notable mention is All Saints church and cemetery in the North, the Prebbleton Tavern and the Prebbleton Dairy located centrally, and Hartnell's café and bar in the South. In addition, local facilities and services are of a small scale and locally based which contributes to the charm of village life.

The village character is also partially derived from the presence of the large trees throughout the township, especially those that can be viewed when travelling along Springs Road. It is recognised that most of these trees are exotic Oak trees, with some Ash and Elm and are largely located in the grounds of large, private? properties. This green and leafy palette has been further enhanced with extensive planting of carpet roses and hedging in the public realm, as well as private property planting contributing to the rural feel of the village.

An abundance of green spaces continue through the green village character with the All Saints Church and cemetery housing a community market within its tree canopied open space. The neighbouring Prebbleton Central skatepark provides a range of play facilities for a wide range of ages and is set within a planted park environment.

In recent years, several subdivisions have introduced key landscape features which further enhance this village character. These include post and rail fencing seen at Prebbleton Central, structures referencing the railway heritage, the use of stone used in a number of subdivision walls, cobbled visitor parking bays, vintage street lighting, and planted medians and hedges feature heavily in many of the living streets.

Material and colour choices have been largely neutral or rural in tone with the use of predominantly reds, browns and whites and a limited palette of housing materials including plaster, timber and stone. Colonial style pitched roofs are also apparent, which enhance the rural/village character.

Large street tree planting and restrictions imposed on fencing heights and types have allowed private front gardens to become integrated with the streetscape, reinforcing the village atmosphere. The residential housing stock is predominantly single storied gabled houses with large landscaped gardens.

The combination of all the features mentioned above creates a unique living street scene that is characteristically Prebbleton.



Prebbleton Village – Springs Road



Prebbleton Village – Springs Road



Prebbleton Central skatepark – Corner of Stationmasters Way and Springs Road



All Saints Church grounds



Trent Park Subdivision

4.0 SITE CONTEXT

The neighbouring rural area is characterised by open fields, lines of shelter belts and distant views, including of the Port Hills. There are opportunities for those living in the village to enjoy the rural aspects of Canterbury, with views aligning with streets and reserves.

Several residential subdivisions border the site, including the Cairnbrae subdivision located to the immediate north of the site and characterised by tree and hedge lined streets with Victorian style lampposts. Trents Park is located to the South West and is characterised as a mews-style development with large feature trees and median islands. Waratah Park to the North West of the site features stone walls and wide grass frontages. Overall, the housing stock is primarily single storied gabled houses set on large garden lots with limited fencing providing an open style character.



Waratah Park – North West of Site



Trents Park Subdivision



Future walkways connections

These subdivisions have also provided for future pedestrian and/or road connections into the site where current dead-end footpaths meet timber fencing providing design opportunities for the retirement village to integrate with the wider neighbourhood.

5.0 DESIGN RESPONSE

The Village has been designed to be a welcoming and vibrant retirement village which welcomes the wider community through the integration of the development with the wider Prebbleton context.

The village comprises a mix of 224 two-and-three bedroom single-level villa units and cottages, and a Main Building that houses 20 memory care apartments, 56 serviced apartments, 43 hospital level care beds along with the village communal amenities and administration. The proposed village has been designed to sit comfortably within its residential setting with the largest buildings within the village being located centrally on the flattest part of the site, acting as a key central focal point of the village.

The proposed Summerset Prebbleton village addresses the Prebbleton character and context through the following design initiatives:

- 5.1 **Landscaped Frontage** - The retention of existing mature trees and supplementary planting with carefully selected species and exotic underplanting, coupled with a semi-transparent fence that will continue the Prebbleton leafy-green and open character along Springs Road.
- 5.2 **Main Entrance Boulevard** -The entranceway, landscaped Boulevard and deep road frontage create an interesting landmark addition to Prebbleton's built fabric.
- 5.3 **Site Layout** - Careful placement of the main building and surrounding low-rise building forms balance the 'bulk and mass' of built form in a suburban environment.
- 5.4 **Central amenities** - The main building and adjacent amenities placed centrally for the use of all village residents, in generous well-landscaped grounds, creates an open, spacious and accessible site that reflects the character of the Prebbleton.
- 5.5 **Pedestrian corridors** - Rain gardens and swales provide evergreen corridors for connectivity for residents within the village, and the public using the site as a pleasant alternative to Springs Road enhancing the village's connectivity with the surrounding area.
- 5.6 **Building typologies** - selection of building typologies, their clustering onsite, orientation to maximise access to afternoon sun.
- 5.7 **Access Network** -An internal road and pathway network that provides good access to all areas, and a linked network of roads and paths that promote connectivity and support a growing community reflecting that of subdivisions in the surrounding area
- 5.8 **Materiality** - The mix of materials and, considered selection of cladding and colours, to promote a timeless and resilient palette combined with landscaping features, that will ensure the new village sits comfortably and sympathetically within Prebbleton.

This village design upholds Summerset's philosophy to provide a secure village environment with exceptional amenity for their elderly residents.

Key Village Features

1. **Main Entrance** from Springs Road
6.5m wide entrance boulevard
2. **Landscaped Frontage** Increased depth retained attractive mature trees
3. **Secondary Entry-Exit Gate** 2-way traffic for Residents' amenity
4. **Pedestrian access** to footpaths
5. **Bus** - nearest Link to Bus Stops Springs Road
6. **Stormwater Swales**
7. **Stormwater Rain Gardens**
8. **Vege gardens/Pocket parks**
9. **Seating**
10. **Village Square** - Resident communal amenity space, (Refer Landscape package for plans)
This is in place of a feature pond
11. **Cottage Cluster**
12. **Service yard – hobbies shed**



Plan showing key features of the Village

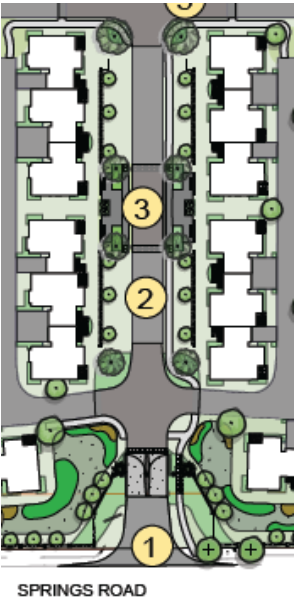
5.1 Landscape Frontage

The existing Springs Road frontage features a variety of large mature trees (predominantly deciduous species), that provide some screening of the site and continue the green 'treed' streetscape that is characteristic of Prebbleton. The retention of existing mature and, addition of new trees is crucial to enabling the development to blend in with its surrounding context. In this regard, the design has not only provided for any healthy trees to be protected and retained, but a planted buffer strip with generous building setbacks will enhance this key frontage. In addition, modulated fencing provides a perforated demarcation between public and private areas, whilst enhancing visual connections and legibility of the site.

Pedestrian access points have been provided at key points along the frontage creating a greater sense of connection between the retirement village and wider Prebbleton community as well as providing for connectivity through the site.



5.2 Main Entrance Boulevard



The main pedestrian and vehicle access into the village is via an entry centrally located on Springs Road which leads to the main village building via a wide tree lined boulevard. This green spine provides a sense of legibility to the site and continues the green Prebbleton streetscape internally within the village. Community spaces have also been provided along the boulevard's length with feature trees and hedging, wide footpaths and feature fencing creating a pleasant viewing corridor into the site. Post and rail fencing provide an attractive permeable edge condition to key public spaces, and paired with edge-landscape planting, they provide a sense of security as well as an effective safety barrier to swales and rain gardens. These fencing details extend the Prebbleton character into the site and reflect the area's sense of place.

5.3 Site Layout

The site has been laid out to ensure a high level of on-site amenity. Careful consideration has been given to all elements of the village including layout, aesthetic form and materiality of the buildings. This will ensure that the retirement village functions as a community within the existing neighbourhood, being sympathetic to the surrounding area, with significant areas of open green space, plantings and pedestrian linkages.

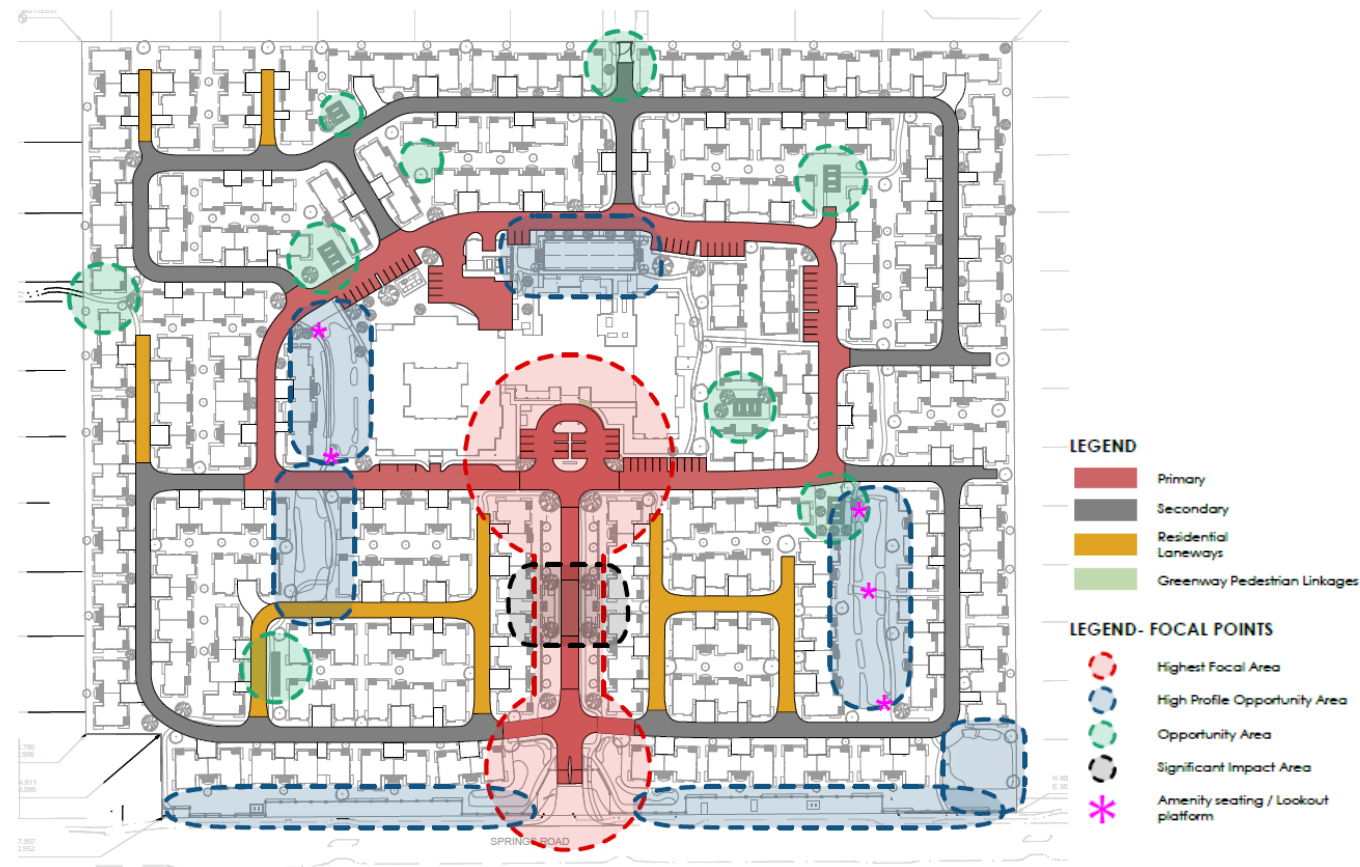
The site layout has responded to the surrounding residential context, with the main building being located centrally within the site

and oriented to the northwest to provide protection from Christchurch's easterly winds and shelter outdoor amenities including bowling greens as well as harnessing afternoon warmth and sunlight. Resident amenity areas, including lounge, dining areas and conservatory seating face north and west to take advantage of afternoon sunlight. Upper levels will have long views west and south towards Canterbury's southern alps.

The exterior design of the building provides a high level of articulation. The building's mass has been broken down into three areas with differing roof heights and pitches, gables, hipped roofs and chimneys. These are designed to be in keeping with the character typical of the surrounding suburban environment together with a material palette which reflects the local context and provides a level of 'familiarity'. Balconies and decks have been used to further break up the mass and provide visual interest and activation of the façade.

Modulated housing typologies have been arranged around the main building to reflect the scale and form of the neighbouring houses. Villas and cottages are located and orientated to provide access to sunlight into the living areas and outdoor patio areas, and to maximise access to the sunlight towards the northeast and northwest. Internal village views are also enhanced by the proposed village landscape design, and the design considers both the opportunities and constraints presented by the presence of two swales and four rain gardens to prioritise privacy, sun and views as well as space around all units.

Overall, the design has created an environment that is in keeping with the 'look and feel' of Prebbleton that will ensure it becomes an integrated part of the wider village fabric.



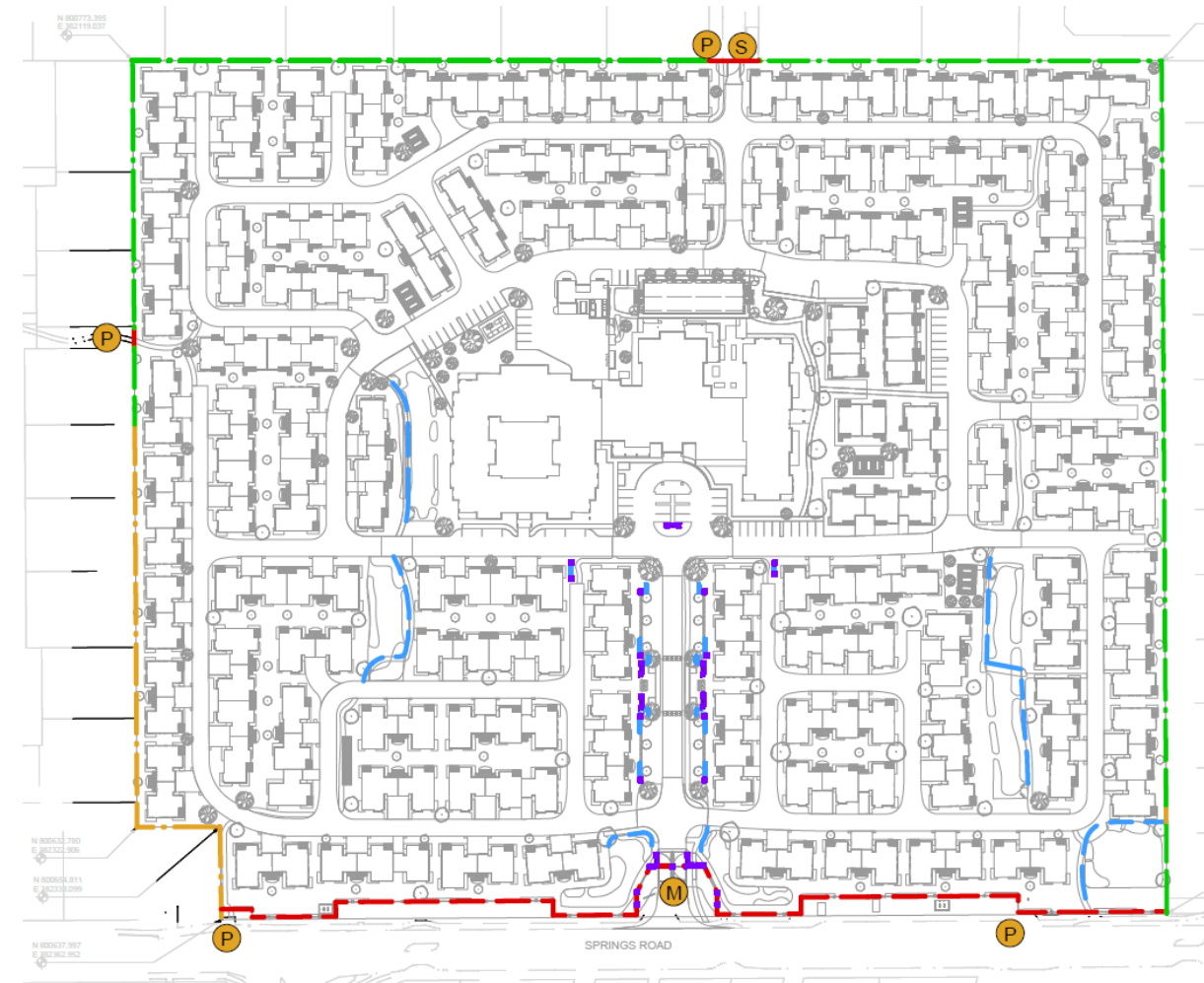
5.4 Central Amenities

Permeable green corridors throughout the village and large open social spaces provide for planned and chance interactions between residents with access provided for all. Connections respond to desire lines through the village and environmental conditions such as wind and sun. Informal meeting and relaxing areas provide unstructured and flexible spaces for residents and visitors.

5.5 Pedestrian Corridors

Pedestrian areas are clustered around communal focal points, vegetable gardens and seating areas, and are linked to the main building via narrower roads or paths, which follow swales for a more open, spacious, village.

'Pocket parks' punctuate the site to provide communal focal hubs and create green walking connections linking the main building, focal amenities and the villas.



5.6 Building Typologies

The villas and cottages consist of two and three-bedroom single storey units with a 'North and South' access option maximising sunlight to the lounge and outdoor amenity space areas whilst maintaining a front entrance and vehicular parking off the internal street network.

Gable and hipped roofs with differing pitches and heights together with the garages being set back from the primary face of the units creates articulation along the units and provides a greater delineation between the villas. Access into the villas is provided from the street frontage with easily identifiable front entrance doors. These design features work together and employ sound urban design principals to achieve a quality streetscape. The blocks of villas typically consist of two, three and four-block combinations to reflect the character of the surrounding area, being generally detached, but large dwellings.

Note: Refer to Architectural package for Villa and Cottage Drawings.



5.7 Access Network

The main entrance and primary boulevard within the site are arranged to form a clear pathway towards the Main Building at the heart of the village. Villas are purposely not accessed off the boulevard providing for generous landscaping with colonnaded trees and resident 'square'/meeting amenity area.

The main boulevard splits at the main building to feed a crescent-shaped ring road, serving the main building maintenance and service areas. This ring road, (which is not dissimilar to surrounding subdivisions that have employed organic forms to reduce reliance on rectilinear gridded streetscapes, e.g. Lindsay Drive, Wallace Crescent) also links, via a second rear pedestrian and vehicle entrance/exit gate, to Glenary Drive.

Road widths vary within the village: the main boulevard and crescent ring-road is 6.5m wide, primary arterial routes are designed at 5.5m and laneways are 4.5m. The internal layout has been designed to provide visual interest throughout, and roads and footpaths have been arranged to maximise permeability. A network of footpaths with seating areas and communal gardens connect different areas of the village to each other, to the Main Building and to recreational amenities and landscaped green spaces including the rain gardens and swales.

Different coloured paving is introduced at road intersections; it is provided at the Porte Cochere for the Main Building Reception and at other key intersections around the village, providing help with wayfinding.

Long views and site vistas towards the Port Hills will be maintained by the location of the villas and main building, and the internal road network. Transparency, visual connectivity and an activated street frontage is promoted by 10m building setbacks, see-through aluminium railing and retention of mature trees with screening limited to selected underplanting.

5.8 Materiality

Site materials for the built architecture and landscape features have been chosen to reflect the rural character of the area, with a predominant use of muted natural colours and vernacular materials.

Building materials have been selected to reflect the local residential environment. Material disposition and the varying of brick cladding types and colours will add interest to the village buildings and reflect the various mix of cladding found within neighbouring subdivisions. Material and colour choices are largely neutral or rural in tone with the use of predominantly reds, browns and whites and a limited palette of housing materials including plaster, timber and stone. Colonial style pitched roofs are also apparent, which enhance the rural/village character.

A limited palette of neutral colours and local materials such as plaster, timber and stone will be used for landscape features reflecting the rural village character of Prebbleton.

SUMMERSET VILLAGE DESIGN PHILOSOPHY

Who We Are

Summerset has been an owner and operator of comprehensive care retirement village for more than 20 years and provides homes for more than 5,000 residents across 26 villages, both complete and in construction. The expertise that Summerset has developed in caring for elderly residents has resulted in it being a multiple award winner in the Reader's Digest Trusted Brand Awards in the Aged Care and Retirement Villages category, including Highly Commended in 2020.

At Summerset, our key objective is to bring the best of life and make a difference to the lives of our elderly residents. We are building communities within communities, and we see it as our responsibility to ensure each village is a valued contributor to its neighbourhood. By following Summerset's founding philosophy of deep respect, our residents are able to thrive, through the various stages of ageing, within the communities they know and love.

Summerset villages provide a continuum-of-care meaning our residents can 'age in place'. Our residents are, on average, in their late 70s when moving into independent living in the village. As their circumstances change and care needs increase, our residents are able to move to assisted living, rest-home care, hospital and even dementia level care in a safe and secure environment. Our comprehensive care model also allows couples requiring different levels of care to live within the same village.

Summerset's (and NZ's) continuum of care model has universal acceptability now, and Summerset's 2019 Residents' Satisfaction Survey confirmed that, with overall satisfaction for residents in our Care Centres at 96.3% and for residents in our Villages at 95.8%. The continuum of care model is contingent upon providing a very high level of amenity for our residents. Within the village setting we provide cafes, swimming pools, gymnasiums, theatres, libraries, lounges, billiard rooms, workshops, hobby groups, hairdressers, beauticians and more. Residents can be assured that support with everyday living will always be available and provided for, as and when required. Our residential care is innovative, modern and future-proofed for ever-changing needs.

Our new villages provide award-winning memory-care centres to cater for residents living with dementia in a safe and secure environment. The memory care apartments offer our residents their own one-bedroom apartment with living space and bathroom maintaining dignity and providing the best living environment for those living with dementia.

What We Do

Summerset's design philosophy is to create villages that foster a feeling of familiarity, warmth, welcoming and have a vibrant community feel.

The design and layout of the Summerset Village is paramount to ensuring ease of access to all amenities. Villages are laid out around the Main Building which houses the recreation, care, administration and central amenities of the village. The Main Building is located not only for ease of access, but to provide a central social hub or 'heart' for the village community. This has added benefit

to promote greater public acceptance within established communities and neighbourhoods, where the scale of villas more closely matches surrounding single storied residences.

All traffic movements within the villages are low speed, restricted to 15kph. The provision of safe and accessible walking (with a maximum gradient of 1:20) throughout the village and usable landscaped spaces between buildings also encourage residents to move freely and engage within the village.

We recognise that communities are varied and vibrant places. With this in mind, we strive to create a sense of community yet maintain some sense of individuality for each of our residents. Careful consideration is given to the selection of external materials, cladding colours, landscape design, features and planting. Each Summerset village is carefully conceived to enable the new village to sit comfortably within its surrounding environment.

How We Measure

We design our villages to meet what our residents want in their village and to allow them to live the lifestyle they wish. We measure this by undertaking an annual in-depth survey of our residents across all our villages. The results are analysed by an independent research company to ensure we can continually improve our services, amenities and the design of our future villages. The 2019 survey was returned by over 2800 residents, constituting a response rate of 65%.

Below is a summary of several the key points raised in the survey that are most relevant to the design of our villages and how this fits our resident's needs.

An important question in the survey is "what is the best thing about your village". Below are the two most common responses, both of which inform future village design;

- The most important factor, by quite some way, is that residents have no maintenance to do.
- The amenities, security, physical surroundings and social interaction were the next most important aspects. Over 80% of respondents rated Summerset's villages either good or very good in this category.

These results are representative of strong themes running through many years of feedback, and these themes directly inform the design of our new villages.

Design Response

Summarised below is a selection of key themes where the design has been developed in direct response to residents feedback received over many years.

Residents feel a strong sense of safety and security in living peacefully within our villages. All of our retirement villages are securely fenced, and gates are secured at night. This is an essential requirement of our residents. By having a secure village site perimeter, physical security elements considered normal between units (such as fences) - which might make individual units more private from each other or from common areas - are no longer required or desired from our residents. Furthermore, the

open character between units allows for natural surveillance. Neighbours in our villages will more easily look out for each other, for example, if with increased visibility they perceive closed curtains signal a neighbour may need some assistance. This openness in design breaks down the risk of physical or social isolation and prompts engagement between residents.

1. Social interaction is an important driver of residents' happiness within our villages and arranging the villas (and outdoor areas to apartments) so that residents can sit on their patio (for example) and interact with other residents and staff has proven successful. It is important that residents have the opportunity for casual interaction even when they might have mobility issues or be less able to participate in events or excursions.
2. The use of communal outdoor areas, provided, varies widely between residents. The activity areas – Bowling Green, Main Building terraces and vegetable gardens - are heavily used. A key part of any Summerset village is the provision of a variety of spaces allowing residents a range of shared areas to enjoy.
3. General communal areas such as landscaped gardens, seating and linking pathways are sporadically used, however they do play an important role in terms of enhancing the landscape setting and connecting villa 'neighbourhoods' to the main building.
4. Given the age of our residents, the wide range of indoor communal spaces are an important amenity alongside outdoor areas. Indoor and outdoor areas are clustered together to enable social interaction and are orientated for optimal sunlight. Our main building amenities are available for our resident's anytime they choose.
5. Residents have wide-ranging preferences for the amount of sunshine within their units. Villages are designed for optimal choice, and our residents care and comfort. The average age of our residents in the village, once fully occupied, is early 80's. For many of our residents, they do not want excessive amounts of sun within their unit as some struggle to regulate their temperature and can be sensitive to temperature extremes. By providing a variety of different unit orientations (including south-eastern and south-western orientations), residents are able to select their preferred unit orientation within the village. Summerset help residents select the unit that is most suitable for them. Also, unique to the retirement village model, residents have the ability the move between units if they wish.

The above design philosophy - and the resident feedback that underpins this - informs each master plan we develop, as does the site-specific constraints and opportunities unique to each site.

Summerset Village Prebbleton

Architectural Statement
September 2020

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1. SUMMERSET’S DESIGN PHILOSOPHIES

Summerset is a comprehensive care retirement village owner and operator with 31 villages operating or under development nationwide. Summerset’s design philosophy is to build villages that reflect the local environment; villages that create a feeling of familiarity, are warm, welcoming and have a vibrant community feel.

A Summerset village provides a continuum of care in tailored architecture ranging from independent villas, townhouses and cottages through to assisted living, rest home, hospital and memory care (dementia) accommodations. Residents can be assured that support with everyday living will always be available and provided for onsite, as and when required. Care services, provided, are innovative, modern and future-proofed for ever-changing residents’ needs.

The design and layout of a Summerset village is paramount to ensure ease of access to all amenities. Villages are laid out with the Main Building which houses the recreation, care and administration located not only with ease of access from the main entrance, but to provide a central social hub for the village community. All traffic movements within the villages are low volume and low speed, with speeds restricted to 15 kilometres per hour and maximum road gradients of 1:20. The provision of walkways and usable landscaped spaces between buildings also encourages residents to move and engage within the village.

We recognise that communities are varied and vibrant places. With this in mind, we strive to create a sense of community yet maintain some sense of individuality for each of our residents through a considered selection of external materials, cladding colours and landscape design, features and planting. Each Summerset village is carefully conceived to enable the new village to sit comfortably within the surrounding environment.

2. SITE ANALYSIS

2.1 Existing Site, Use and Buildings

The 9.1-hectare site is located along Springs Road within the small township of Prebbleton, 13km south west of Christchurch. It is located within the Selwyn District beyond the city boundary for Metropolitan Christchurch. Springs Road is a busy thoroughfare between central Christchurch, linking to outer townships such as Lincoln with its University. The existing site extents indicate three existing entrances along Springs Road and the site is bordered on three other sides by existing residential dwellings with a predominance of single storied homes, separated by 1.8m traditional paling fences.

The site comprises two grazing paddocks, large mature trees, hardstanding for heavy machinery and various growing and packing sheds in which Meadow Mushrooms Factory recently grew mushroom products. All buildings will be demolished. The site is adjacent Springs Road from older established neighbourhoods with older two storied housing, typically clad in white weatherboard, and set well back from the road. Newer houses within the adjacent Stirling Park, Trent Park and Cairn brae subdivisions are formed to the north, west and south of site and consist mainly, of single storey houses, largely clad in brick or linear weatherboard and are orientated to the north-west.

There are three existing entrances along Springs Road, Glenary Drive currently terminates at the north west boundary of the site. Additionally, a pedestrian linkway council reserve is located along the southwest boundary of the site to Edwin Trent Drive enabling future pedestrian access.

The Site is zoned Living Zone X, under the Selwyn District Council District Plan, this provides for residential development.

The site is located slightly southwest of the heart of the Prebbleton township. A recently constructed supermarket, new retail outlets, and a proposed commercial development at the corner of Tosswill and Springs Road, to the northeast, further add to the local (walkable) amenity of the site walkable.

The site is well-served for public transport with bus stops, directly outside on Springs Road, serving the city and Lincoln.



2.2 Existing Neighbourhood Context

An important consideration in the design of the proposed village is for it to acknowledge and respond to its neighbouring context, which include the residential dwellings to three boundaries and the existing landscape context along Springs Road.

The assessment of the wider neighbourhood area informed design decisions at the Master-planning and Concept design stages.

Prebbleton's character is largely derived from the existence of mature trees throughout the township, this is most noticeable when travelling along Springs Road. Houses are sited in established landscape garden settings, older properties typically accommodate greater set-backs from the road. Extensive planting on private property contributes to the semi-rural feel of the village, the use of white painted post and rails fencing, hedging, minimising hard stand contribute to and strengthen the 'leisurely' village feel.

Surrounding suburbs comprise predominantly single storey freestanding houses with the occasional two storey home on medium to large-sized suburban sections. Complimenting this are community facilities such as schools, sport grounds and clubs, church and cemetery, and convenience shops, vegetable and produce markets, cafés and take-away outlets, collectively resulting in a neighbourhood of established suburban character.

The local neighbourhood is made up of a mixture of architectural styles, aesthetics, materials and ages. The architectural style is typically traditional in nature comprising elements such as gabled and hipped roof forms, bay windows.

Modern building techniques and choices of claddings favour low maintenance materials in muted tones, typical materials including bricks and plaster finishes are neutral in colourings: (beige, fawns, browns, grey and charcoal). Roofs are likewise muted colour palettes offering neutral tones. There tends to be a predominance of pressed metal tiles and long-run profiled colour-coated roofs.



2.3 Opportunities and Constraints

A key design driver / opportunity in this project is to retain the character along Springs Road that will define the sense of place for the Summerset Prebbleton Village. This will be done by the retention of specific trees and groups of trees along the frontage. The site's scale, flat contour and convenient location to local amenities offer the opportunity to develop a village that integrates into the heart of the existing township. Stormwater design has resulted in an opportunity to integrate swales and rainwater gardens as connected green amenity spaces providing pedestrian routes through the village.

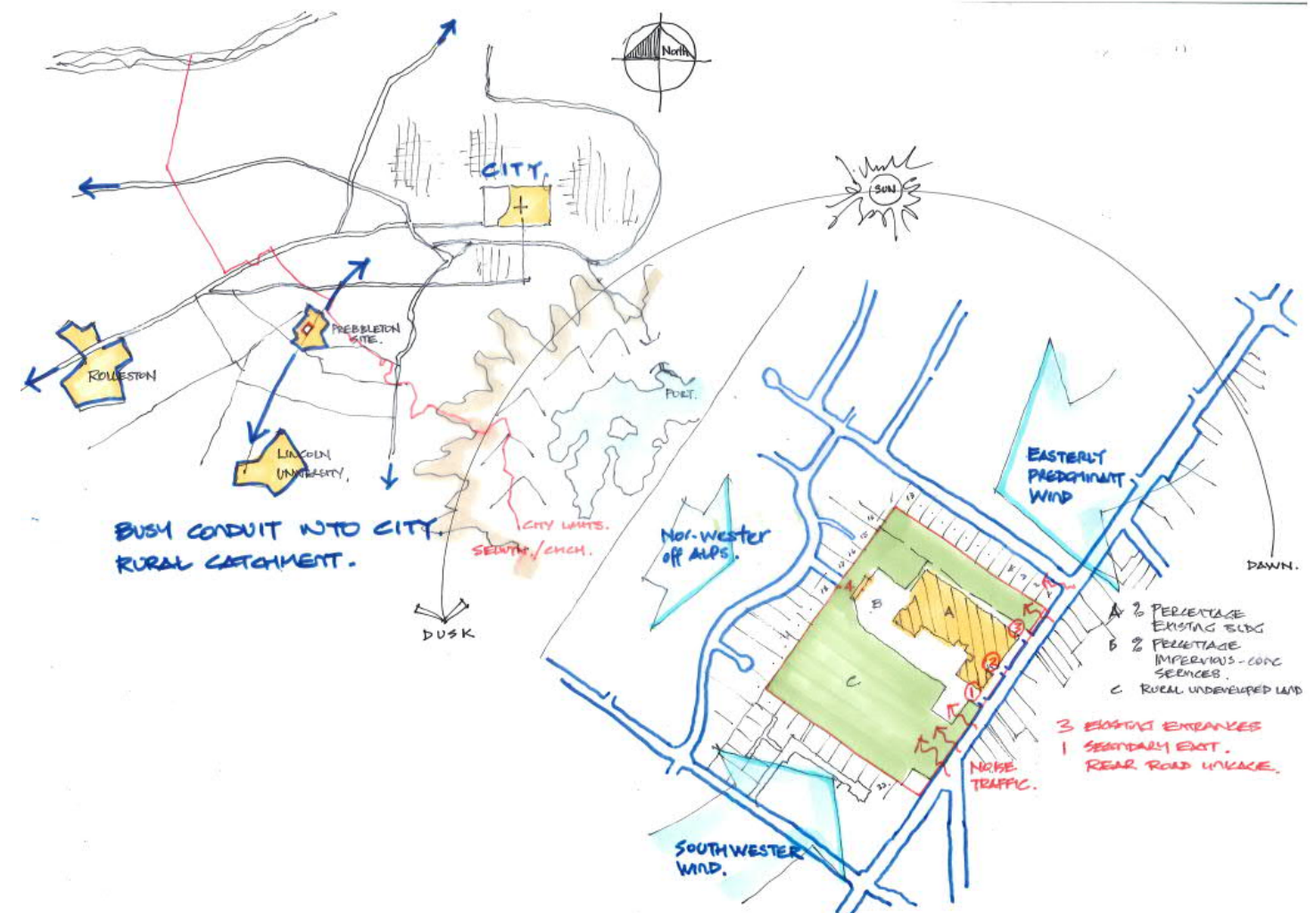
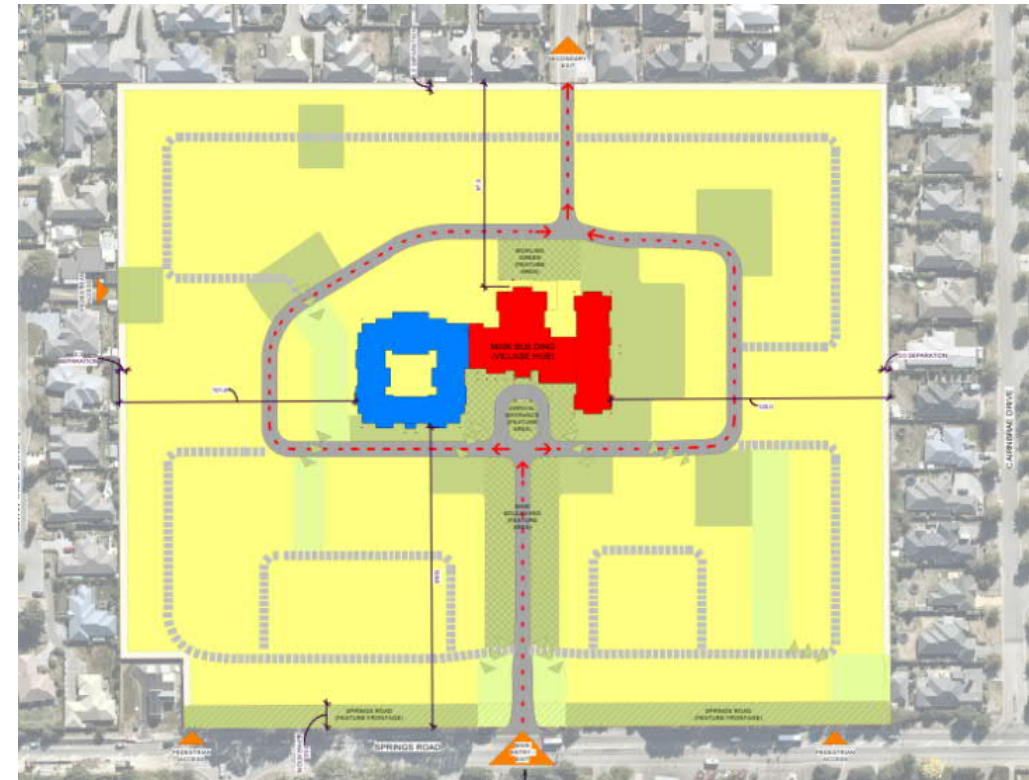
Environmental constraints: The site's orientation can be considered as being north-northwest facing for sunlight, with access from the southeast. Winds in Christchurch are mainly northeast and easterly off the ocean; the latter can be cooling even on the finest of days and protection from buildings favours northwest orientation, evidenced in surrounding subdivisions. Wintry southwesterers will be, in part, mitigated by the retention of any larger trees along the Springs Road site frontage. The site is well drained and stormwater mitigation can utilise soakage pits, however, Stormwater and overland flow path requirements of civil design will direct site drainage across the site towards the southeast road boundary.

Boundary conditions: Neighbours properties across paling fences have, in the main, smaller side yard setbacks (1.8m width) or living yards (min 4 m depth) for outlook and sunlight. There are few larger trees along existing fence lines. Development under the current zoning is required to observe a minimum 1.8m setback to villas and cottages. With proposed single storied, the applicable recession planes are not breached.

Street connection – urban design principles: there is opportunity to enhance the existing site entrance, over and above its current location and performance and take advantage of existing pedestrian / vehicular connections to the surrounding boundaries. Enhanced building setbacks can be replicated to create an entrance boulevard approach leading to the Main Building as focus for the village scheme. Descriptions of how this is proposed/achieved – refer section 3: Design Response.

Height Restrictions and The Main Building: The focus, upon entering the site, is the Main Building and reception. Its overall size is a function of its purpose of offering residents the best of life and a full continuum of care. Height restrictions apply on the site with an 8m permitted height allowing for two storied development as of right. The Main Building location has been intentionally centralised and placed deep into the site, well off the road and located equidistant from all boundaries where its height will be less apparent to bordering neighbours.

Connectivity with wider environs: There are quality views available, eastwards towards the Canterbury Port Hills, which 'run' parallel to Springs Road traffic. Additionally, the Southern Alps lie in the distance to the west and south.



3. DESIGN RESPONSE

3.1 Proposed Master Plan

The Brief for the village is to create a warm welcoming and vibrant retirement community which welcomes the wider Prebbleton community and becomes an integrated part of the community. A mixture of unit types to suit a wide demographic are proposed. The environment created is to be aspirational with the design of buildings on the site including the villas to be of a timeless design.

The village proposes a mix of 224 two-and-three bedroom single-level villa units and cottages, and a Main Building that houses 20 memory care suites, 56 assisted living suites, 43 hospital level care beds along with the village communal amenities and administration. Rectangular in shape, the proposed village sits comfortably within its level residential setting and the central portion of the flat site is deemed the most appropriate location for the main building to be accessible to all and a focus for the village.

The main pedestrian and vehicle entrance to the site is from Springs Road and feeds an inner ring road from the feature boulevard which services the Main Building.

The Master Plan includes an additional second entrance off Glenary Drive and several pedestrian connections to each end of Springs Road and to nearby Edwin Trent Drive reserve along the southwest boundary. All pedestrian entry gates will require swipe card security access, to maintain residents' security and sense of well-being.

Two main constraints have shaped this village design: 1) Stormwater mitigation which gave rise to use of rain gardens and, 2) The generous green road frontage inherited and enhanced through a 10 m building line set-back. This in turn led to the creation of a wide boulevard entrance.

- 1) Stormwater is directed to swales and rain gardens, enabling capture of contaminants and provide sediment control before ground soakage. The combination of grassed and planted swales and landscaped rain gardens provides opportunity to create attractive amenity areas valued by village residents.
- 2) Villas are set back 10m minimum from the Springs Road boundary. Village units are clustered around communal focal points, vegetable gardens and seating areas which are in-turn linked to the Main Building via roads or paths following swales for a more open, spacious village feel.
- 3) 'Pocket parks' punctuate the site to provide communal 'focal hubs' and create green walking connections linking Main Building amenities to the rest of the village.
- 4) Large mature trees along the Springs Road boundary give the opportunity to enhance and activate the streetscape to Springs Road.

Key Village Features

1. **Main Entrance** from Springs Road
6.5m wide entrance boulevard
2. **Landscaped Frontage** Increased depth retained attractive mature trees
3. **Secondary Entry-Exit Gate** 2-way traffic for Residents' amenity
4. **Pedestrian access** to footpaths
5. **Bus** - nearest Link to Bus Stops Springs Road
6. **Stormwater Swales**
7. **Stormwater Rain Gardens**
8. **Vege gardens/Pocket parks**
9. **Seating**
10. **Village Square** - Resident communal amenity space, (Refer Landscape package for plans)
This is in place of a feature pond
11. **Cottage Cluster**
12. **Service yard – hobbies shed**



3.2 Vehicle & Pedestrian Network

The main entrance and primary boulevard within the site are arranged to form a clear pathway towards the Main Building at the heart of the village. Enhanced landscaping affords colonnaded trees and a resident 'square'/meeting amenity area.

The main boulevard links to the Main Building reception and splits to feed a crescent-shaped ring road, serving the main building maintenance and service areas. This ring road, (which is not dissimilar to surrounding subdivisions employing organic forms to reduce reliance on rectilinear gridded streetscapes (e.g. Lindsay Drive, Wallace Crescent) and links, via a second rear pedestrian and vehicle entrance/exit gate, to residential subdivision Glenary Drive.

Road widths vary across the village, the main boulevard and crescent ring-road is 6.5m wide, primary arterial routes are designed at 5.5m and laneways are 4.5m.

The internal layout has been designed to provide visual interest throughout, and roads and footpaths have been arranged to maximise permeability. A network of footpaths with seating areas and communal gardens connect the different village neighbourhoods to each other, to the Main Building and to recreational amenities and landscaped green spaces including rain gardens and swales.

Different coloured paving is introduced at road intersections; it is provided at the Porte Cochere for the Main Building Reception and at other key intersections around the village, providing help with wayfinding and the feature paving assists to identify key destinations and intersections within the village.

3.3 Main Building Siting

The Main Building position, located centrally within the site, serves to minimise potential visual effects this building might have on adjacent residential properties. Its position allows all residents convenient access to communal amenities.

The Main Building is oriented northwest-facing to provide protection from Christchurch's easterly winds and shelter outdoor amenities including bowling greens, as well as, harnessing afternoon warmth and sunlight. Resident amenity areas, including lounge, dining areas and conservatory seating face north and west to take advantage of afternoon sunlight. Upper levels will have long views west and south towards Canterbury's southern alps.

There are multiple entrances into the Main Building. The main access has a covered porch set-down (Porte Cochère) entrance and feature landscaping highlighting the sense of arrival into the building. There is also a secure access into the memory care wing of the building which includes secure and private outdoor amenity space within a courtyard garden. Doors open out from the main communal spaces into the key external communal areas providing a seamless link between the internal and external environments.

The building's scale is mitigated by being assembled in zones, with broken facades, to reduce its presence and mimic gabled and hipped roof forms of a residential scale to better fit within the character of Prebbleton residences. It is orientated to run parallel with and address Springs Road frontage.

Site access is directly off Springs Road, offering easy and intuitive wayfinding to the building's main entrance.

3.4 Villas and Cottages Siting

Villas and cottages are located and orientated to provide access to sunlight into the living areas and outdoor patio areas, and to maximise access to the sunlight towards the northeast and northwest. Internal village views are also enhanced by the proposed village landscape design, and the design considers both the opportunities and constraints presented by the presence of two swales and four rain gardens to prioritise privacy, sun and views as well as space around all units.

Long views and site vistas towards hills will be maintained for villas, between and through permeable fencing and Springs Road planting of new and retained mature trees. Transparency, visual connectivity and an activated street frontage is promoted by a 10 m building setbacks, see-through aluminium railing and retention of mature trees with screening limited to selected underplanting along Springs Road.

Note - Refer to the Architectural Drawings for more detail.

3.5 Proposed Main Building Design

The Main Building consists of 3 zones – care, communal/administration and assisted living suites over two wings of two-and-three floors.

Ground Floor

The Ground Floor accommodates the main entrance, reception, residents' communal amenities, café, shop, administration offices and a health and wellbeing area consisting of a salon, beauty-spa, pool and gym. Assisted living suites are located in the wing northeast of the communal area. A secure unit housing 20 memory care suites with communal lounge, dining area and a secure internal courtyard is provided to the south side of the Main Building.

First Floor

The First Floor accommodates hospital level care with 43 care rooms, communal lounge and dining area within the 'donut' shaped part of the building along with assisted living suites and their communal lounge and dining area.

Second Floor

The Second Floor – covering part of the overall building footprint – accommodates further assisted living suites.

Overall

The footprint and layout are designed to create an easily identifiable main entrance together with internal courtyards and outdoor amenity spaces for the residents.

The exterior design of the building provides a high level of articulation. The building's mass has been broken down into three areas with differing roof heights and pitches, gables, hipped roofs and chimneys. These are designed to be in keeping with the character typical of the surrounding suburban environment together with a material palate which reflects the local context and provides a level of 'familiarity'*. Balconies and decks have been used to further break up the mass and provide visual interest and activation of the façade.

Note - Refer to the Architectural Drawings for Main Building Drawings.

3.6 Proposed Villa and Cottage Design

The villas and cottages consist of two and three-bedroom single storey units with a 'North and South' access option maximising sunlight to the lounge and outdoor amenity space areas whilst maintaining a front entrance and vehicular parking off the street.

Gable and hipped roofs with differing pitches and heights together with the garages being set back from the primary face of the units creates articulation along the units and provides a greater delineation between the dwellings. Access into the villas is provided from the street frontage with easily identifiable front entrance doors. The design moves together to employ sound urban design principals to achieve a quality streetscape. The Blocks of villas typically consist of two, three and four-unit combinations.

Note: Refer to Architectural package for Villa and Cottage Drawings.

3.7 Materials

Building materials have been selected to reflect the local residential environment and for their durability and low maintenance. Material disposition and the varying of brick cladding types and colours will add interest to the village buildings and reflect the various mix of cladding found within neighbouring suburbs.

The Main Building's predominant material will be brick with areas of Rockcote textured plaster and stack bonded honed block to provide relief and visual interest. The façade materials, their design and treatment together with their balconies will exhibit a 'residential' scale. An "indicative materials and colour palette" has been included in the architectural drawings (final material and colour selections are subject to change to a product similar to that proposed). Articulation of the building façade will reduce the perceived mass and provide relief to the elevations. Careful selection of colours will be used to accentuate this detailing.

Cladding to villas and cottages will be brick veneer, with selected brick, aluminium joinery and roof colour combinations 'pepper-potted' throughout differing blocks across the Site to provide visual interest and assist with residents' identification and ownership/proprietary.

For the Prebbleton village, the use of neutral and lighter colours; a limited palette of materials such as plaster, timber and stone to internal fencing and features together with colonial style pitched roofs will enhance the rural/village character of Prebbleton.

Materials such as long-run roofing is utilised. Pre-painted profiled metal roof and metal tiles, powder coated aluminium joinery with double glazing and "Colorsteel" garage doors will be specified throughout the village.

3.8 Service Areas

Private service areas for clothes drying to the villas and cottages are provided and will be screened with trellis and landscaping. The Main Building has a dedicated service area for refuse and deliveries. Note that Summersets' refuse strategy and ease of access to both private and Main Building service areas have a lessor effect on the wider community than typical residential developments.

Note - Refer to the architectural drawings for villa and cottage drawings.

3.9 Landscaping

Privacy and interface between dwellings, services areas and refuse collection will be provided using landscape screening, fence and trellis screens where appropriate.

Landscaping will play an important part of the village's visual amenity and has been designed and selected by our expert landscape architect to reflect the local residential context, with regionally appropriate native and exotic planting. Extra consideration was provided to selection of trees in keeping with Prebbleton's existing character. Deciduous and exotics are included. Refer Landscape RC package drawings

Note - Refer to the Landscape Architect Drawings for more detailed information.

3.10 Boundary Treatment

Of four affected boundaries, three will remain as 1.8m high paling fences to match or retain existing privacy fencing.

The village main entrance will consist of stone-clad columns and plastered walls to form the main entry, together with freestanding signage, and vehicle and pedestrian gates are set in from the road. To either side of the entry 1.5m high aluminium rail (pool style) fences between plastered columns at 5m bay intervals. These extend the entire length of Springs Road boundary and are indented so trees and underplanting face the street to provide a perforated demarcation between public and private, whilst enhancing visual connections and legibility for the site.

All other fences are 1.8m timber paling fences with one exception, where a secondary 2-way entrance connection is located at Glenary Drive boundary - again with stone pillars and vehicle and pedestrian gates.

Post and rail fencing provide an attractive loose-fit and permeable edge condition, internally, to swales and rain gardens. Paired with edge-landscaping planting, they provide a sense of security and effective safety barrier/deterrents to fall hazards near sloped ground.

4. CONCLUSIONS

The proposed Summerset Prebbleton village addresses the neighbourhood's character and context through the following design initiatives:

- 1) Careful placement of main building and surrounding low-rise building forms – to balance the 'bulk and mass' of built-form in a suburban environment
- 2) The entranceway, landscaped main Boulevard and generous building setback are vital to creating a landmark addition to Prebbleton's built fabric
- 3) The retention of existing mature trees and supplementary planting with carefully selected species and exotic underplanting will continue the Prebbleton leafy-green character along Springs Road
- 4) Rain garden and swales to provide evergreen corridors for connectivity
- 5) Appropriate selection of buildings typologies, their clustering onsite, and design of linking network of roads and paths to promote connectivity and support a growing community
- 6) The internal road and pathway network provide good access to all areas, and buildings are orientated to maximise access to afternoon sun
- 7) The mix of materials and, considered, selection of cladding and colours promotes a timeless and resilient palette, and combined with landscaping features will sit the new village comfortably and sympathetically within Prebbleton

This village design upholds Summerset's philosophy to provide a secure village environment with exceptional amenity for their elderly residents.

The Main Building and adjacent amenities placed centrally for the use of all village residents, in generous well-landscaped grounds, will appear open, spacious and accessible in appearance and use. The new village will become an integrated and valued part of the wider Prebbleton township.

Summerset's design intention remains to create an environment in keeping with the local 'look and feel' of Prebbleton that both residents and the public quickly consider a part of the township fabric.