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GemLife Lifestyle Village – Goulds Road Rolleston

DEVCORP LIMITED

Urban Design Assessment

Project No. 2026_132 | B

GemLife Lifestyle Village – Goulds Road Rolleston

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URBAN DESIGN ASSESSMENT FOR A GEMLIFE LIFESTYLE VILLAGE

GOULDS ROADS, ROLLESTON

(Legal Desc. LOT 2007 DP 576787)

INTRODUCTION

DCM Urban Design Limited have been commissioned to prepare an Urban Design Assessment (UDA) for the 216-unit lifestyle village at the above address. The assessment is based on the following documents:

- Development Plans by GemLife, dated September 2026
- Landscape Plan by DCM Urban Design Limited, dated 16/10/2026

This assessment considers the urban design effects of the proposed lifestyle village, including its relationship with the surrounding residential environment, streets and public spaces, internal layout and amenity, and the relevant urban design provisions of the Selwyn District Plan and Residential Development Design Guide.

THE SITE AND PLANNING CONTEXT

The application seeks resource consent to establish a lifestyle village on an approximately 9.543 ha site along Goulds Road, Rolleston. The site is located within the Medium Density Residential Zone (MRZ) and the DEV-RO13 Development Area under the Selwyn District Council Partially Operative District Plan.

The site previously formed part of Stage 8 of the wider residential subdivision Westwood at Faringdon, which provided for 126 residential lots. The site was subsequently acquired by Ryman Healthcare Limited, which obtained resource consent (RC225800) in March 2023 for a comprehensive care retirement village. The approved Ryman development comprised 218 single-storey townhouses together with a two-storey village centre containing assisted living suites, care beds and associated communal facilities. The current GemLife proposal is a new resource consent application seeking to establish 216 standalone residential units as part of a comprehensive lifestyle village.

All proposed dwellings are single storey and generally contain two bedrooms, while some layouts also incorporate a multi-purpose room, together with double garages. A central clubhouse and associated communal recreational facilities are also proposed to serve residents.

SURROUNDING CONTEXT

The site is located on the southwestern edge of Rolleston, approximately 3.5km from the town centre. Christchurch is accessible via State Highway 1 and is approximately 27km from the site. Foster Park, a major community reserve containing sports fields, indoor sporting facilities, walking paths and a playground, is approximately 1.6km from the site. The site is currently vacant and contains no residential dwellings or other substantial buildings. Vegetation is predominantly open grass, with some low-growing scrub and weed species. The landform is flat, consistent with the wider Canterbury Plains landscape.

The site is well connected to the wider Rolleston transport network, with nearby public transport services available from East Maddisons Road and Ledbury Drive, providing connections to Rolleston, Christchurch, Lincoln and

Burnham. The proposal will contribute to the range of lifestyle living options available within Rolleston and is located within an area identified for continued urban residential growth.



***Figure 1** – The sites extent shown in red.* *(image taken from GRIP)*

The surrounding environment is characterised by low to medium-density residential development, including single-storey standalone dwellings with street-facing front entrances, conventional pitched roof forms, private outdoor living areas and landscaped front yards. More recent residential development also includes smaller lots and areas of medium-density housing. Streets generally include footpaths, grass berms and street trees, contributing to a walkable suburban residential character.

The site is bounded by Goulds Road to the west, residential development to the north and east, including properties accessed from East Maddisons Road and Edgar Way, and Blackbird Way to the south. Residential properties adjoining or close to the site range from approximately 300m² to 700m² in area. This establishes an urban residential context around the site, while Goulds Road continues to provide a strong western edge to the development.

The proposal is also located close to recreational reserves, schools and community facilities, together with other residential developments forming part of the wider south westward expansion of Rolleston. Overall, the site is well positioned to accommodate further residential development and forms part of the planned urban growth of the township.

THE PROPOSAL

The proposed lifestyle village will comprise 216 standalone residential units. Two main dwelling types are proposed, shown on the architectural plans as the 180 and 200 series. Each series is available in a range of floor-plan configurations, including alternative and reversed layouts, with further variation provided through different façade treatments and roof forms. These include hipped, gabled and mono-pitch roof forms, together with variation in glazing, entry features and façade articulation.



Figure 2 *– Planning map showing the site is within the Medium Density Residential Zone, the proposal's extents shown in dashed line.*

A two-storey clubhouse will be located within the southern-central portion of the village and will provide a focal point for communal and recreational activities. The clubhouse has a total floor area of approximately 2,900m², comprising approximately 2,440m² at ground floor and a 460m² first-floor loft. The ground floor will accommodate a range of communal facilities including a gym, pool, salon, cinema, music/multi-purpose room, craft room, bar, lounges, hall and indoor bowls, along with associated service and administration spaces. The first-floor loft will accommodate a library, golf simulator, games area and associated lounge/recreation spaces, while external recreational facilities include lawn bowls and pickleball courts.

The development will be gated, with vehicle access off Goulds Road. There is an internal street network providing access to each dwelling and clear movement and wayfinding throughout the village. The development includes a range of communal recreation areas and pedestrian connections, including communal gardens, and a central green pedestrian link that helps to break up the built form and provides visual and landscape relief within the development. The proposed residential density is approximately 22.6 dwellings per hectare.

The proposed landscape plan shows low amenity shrub planting, street and specimen trees, as well as boundary planting. The landscaping within the boundary buffer will include tree and shrub planting along with a combination of solid timber fencing, visually permeable picket fencing and post-and-rail fencing, including a more open treatment along parts of Goulds Road. Solid 1.8m high paling fencing is proposed between dwellings to provide privacy for residents.

Each dwelling will contain a double internal-access garage, while visitor and on-street parking is located throughout the village. The internal streets are intended to accommodate pedestrian, cycle and vehicle movement within a low-speed residential environment, and while separate footpaths are not provided, changes in surface treatment, for thresholds/speed-control measures and landscape planting will assist in identifying movement areas and managing interaction between users.

The clubhouse has been designed as a cohesive built form, with the upper level largely contained within the principal roof form. The use of roof modulation, dormer/recessed window forms, glazing and changes in material treatment reduces the apparent scale of the building and provides visual interest to its elevations.

The development is proposed to be undertaken in four stages, with the clubhouse delivered separately as Stage 1B. Stage 1A comprises 47 dwellings in the southern portion of the site, together with the main entry area, while Stage 1B includes the clubhouse and associated communal facilities. Stage 2 provides 75 dwellings through the western and central-northern part of the site, followed by Stage 3 with 44 dwellings through the central area. Stage 4 completes the development with a further 49 dwellings along the northern and eastern portions of the site.

PLANNING AND URBAN DESIGN FRAMEWORK

The site is subject to the relevant objectives, policies, rules and assessment matters of the Partially Operative Selwyn District Plan. It is located within the Medium Density Residential Zone and the DEV-RO13 - Rolleston Development Area 13, which is subject to an Outline Development Plan (ODP) that establishes the planned development framework for the area. Although the proposal is described as a lifestyle village, this activity is not specifically provided for within the District Plan. As the proposed residents will not necessarily meet the District Plan definition of a retirement village, the residential component of the proposal has been assessed by the project planner as a residential activity under MRZ-R1 and MRZ-R2.

The proposal has also been considered against the Selwyn District Council Residential Development Design Guide 2024, with particular regard to comprehensive and medium-density residential development. The relevant urban design rules, requirements and matters of discretion are considered below.

SELWYN DISTRICT PARTIALLY OPERATIVE DISTRICT PLAN
Medium Density Residential Zone

MRZ-R1 – Residential Activity

1. *Any residential activity*
   Where:
   a. *The residential activity is located within a residential unit.*

Response: The proposal comprises of 216 detached residential units within the lifestyle village. Residential activities will be contained within the individual residential units, consistent with the requirements of MRZ-R1. The communal clubhouse and associated recreational facilities will form separate non-residential components of the development and are addressed under the relevant District Plan provisions.

MRZ-R2 – Residential Unit or other Principal Building

1. *The establishment of, or the addition/ external alteration to a residential unit or other principal building*
   Where this complies with the following rule requirements:
   MRZ-REQ1 Servicing
   MRZ-REQ2 Number of Residential Units per Site
   MRZ-REQ3 Building Coverage
   MRZ-REQ4 Height
   MRZ-REQ5 Height in Relation to Boundary
   MRZ-REQ6 Setbacks
   MRZ-REQ7 Windows to Street
   MRZ-REQ8 Outdoor Living Space
   MRZ-REQ9 Outlook Space
   MRZ-REQ10 Landscape Area
   MRZ-REQ12 Development Areas

Response: The proposal involves the establishment of 216 residential units together with the clubhouse and associated communal facilities. The proposal has been assessed against the relevant MRZ rule requirements listed under MRZ-R2. The development complies with MRZ-REQ1 Servicing, MRZ-REQ3 Building Coverage, MRZ-REQ5 Height in Relation to Boundary, MRZ-REQ6 Setbacks and MRZ-REQ9 Outlook Space. Non-compliances have been identified in relation to MRZ-REQ2 Number of Residential Units per Site, MRZ-REQ4 Height, MRZ-REQ7 Windows to Street, MRZ-REQ8 Outdoor Living Space and MRZ-REQ10 Landscaped Area. These matters are assessed individually below.

MRZ-REQ2 – Number of residential units per site

Response: The proposal will provide 216 residential units within a comprehensive lifestyle village, together with the clubhouse and associated communal facilities. While this exceeds the maximum number of residential units anticipated on a single site, the development has been designed to function as an integrated residential community, with a clear internal street network, private outdoor living areas, communal recreation facilities and coordinated landscape treatment. From an urban design perspective, the number of units on the site does not in itself result in an inappropriate built form, with the overall scale and density remaining generally consistent with the Medium Density Residential Zone.

MRZ-REQ4 – Height

Response: The proposed residential units are all single storey, while the clubhouse has a general height of approximately 9.1m. The chimney extends to approximately 11.1m, exceeding the permitted 11m height limit by approximately 100mm. This is a very minor and localised breach associated with a narrow architectural element rather than the main building mass. From an urban design perspective, the additional height is not considered to result in any noticeable increase in visual bulk, dominance or shading effects.

MRZ-REQ7 - Windows to Street

Response: Based on the proposed unit designs, glazing to the façades facing Goulds Road and Blackbird Way will be approximately 16%, which is lower than the required 20%. These dwellings are primarily oriented toward the internal street network, where the main pedestrian entrances, living areas and more active façades are located. As a result, the public road facing elevations contain a lower proportion of glazing.

Despite the shortfall, the Goulds Road and Blackbird Way elevations are not blank and retain windows and architectural articulation. The landscaped setbacks and visually permeable boundary treatments also assist in maintaining visual connection and an open relationship with the public road interfaces. Overall, the reduced glazing is considered a modest shortfall and is not anticipated to result in significant adverse streetscape or amenity effects.

MRZ-REQ8 - Outdoor Living Space

Response: Each unit provides a minimum outdoor living area of approximately 18m² with a minimum dimension of 3m. Although this represents a minor shortfall in the outdoor area of each dwelling, the spaces remain functional and useable in shape and are directly accessible from the dwellings. The reduced area is also offset by the range of communal recreation and amenity spaces provided throughout the lifestyle village. Overall, the shortfall is considered minor from an urban design perspective and is not anticipated to result in significant adverse effects on residential amenity.

MRZ-REQ10 - Landscape Area

Response: The proposed units provide a minimum landscaped area of approximately 13%, made up of lawn and planted areas, compared with the required 20%. Although this represents a shortfall, which relates to the relatively

compact arrangement of the residential units and limited space available for planting, the effects of the reduced landscaped area are moderated by the wider landscape framework, which includes street and specimen tree planting, amenity planting, landscape buffers, the central green pedestrian connection and communal recreation areas. These elements will provide visual relief and help soften the more intensive built form. The quality and establishment of this planting will be important in maintaining an appropriate level of residential amenity.

MRZ-REQ11 - Outdoor Storage

Response: The total outdoor storage area across the development will exceed 25 m² and does not comply with this requirement. The storage areas are distributed throughout the site and associated with the individual dwellings as well as the club house and other communal facilities. Provided that the storage areas are located and screened from internal streets, communal spaces and external boundaries, the additional storage is not anticipated to result in significant adverse urban design or visual amenity effects.

MRZ-REQ12 - Development Areas

Response: The proposal is located within DEV-RO13 and is subject to the associated Outline Development Plan. While the internal road and pedestrian network differs from the indicative arrangement shown on the ODP, the proposal represents a comprehensive development of the site.

The alternative layout has been assessed against the underlying outcomes of the ODP, including connectivity, legibility, integration with surrounding development, and relationships with adjoining streets and pedestrian networks. From an urban design perspective, the proposed layout is considered capable of achieving these outcomes.

MRZ-R5 - Fencing

1. *Any fence or freestanding wall*
   Where:
   a. *it is not located within an outlook space required by MRZ-REQ9;*
   b. *a site has a road boundary:*
      i. *within 1.5m of the primary road boundary, a maximum height of 1.2m;*
      ii. *within 1.5m of a secondary road boundary, a maximum height of 1.8m for the remaining length of the road boundary where at least 50% of the fence is visually permeable;*
   c. *a site shares a boundary with a reserve:*
      i. *there shall be no more than one fence or freestanding wall within 5m of the boundary of the reserve, and*
      ii. *the fence or freestanding wall shall be a maximum of:*
         1. *1m in height if solid; or*
         2. *1.8m in height where at least 50% of the fence is visually permeable;*
   d. *any other fence or freestanding wall, is a maximum height of 1.8m.*

Response: The proposed fencing strategy includes a combination of low post-and-rail fencing, visually permeable pool-style and timber fencing and solid timber paling and steel fencing. Along Goulds Road, a low post-and-rail fence is proposed, maintaining an open interface with the road corridor. Existing fencing along the southern boundary and reserve link near Blackbird Way, includes a combination of 1.2m high visually permeable fencing and 1.8 m high solid timber fencing, resulting in a non-compliance with the reserve boundary fencing requirements.

From an urban design perspective, the more permeable fencing treatments support passive surveillance and visual connection between the development and adjoining public spaces. Where solid fencing is proposed within the site, it will provide privacy to residential outdoor living areas, and the effects of the higher solid fencing is considered to be low, provided visually permeable treatments are maximised along pedestrian and reserve boundaries.

MRZ-R11- Commercial Activity

1. *Any commercial activity not otherwise listed in MRZ-Rule List.*

Response: The show homes will be temporary commercial activities associated with the establishment and sale of units within the development. From an urban design perspective, the temporary show homes are not anticipated to result in any significant change to the overall residential character or amenity of the development.

MATTERS OF DISCRETION
RESZ-MAT1 – Residential Design

Response: The proposed lifestyle village is generally compatible with the planned urban form of the Medium Density Residential Zone. The development is predominantly single storey and residential in scale, with the larger clubhouse located within the southern part of the site and integrated with communal recreation and landscape areas.

The single storey dwellings incorporate variation in roof forms, façade treatments, materials, colours and glazing, which helps to reduce the visual effects of the comprehensive layout. Although the residential pattern is relatively compact and repetitive in some areas, the proposed landscaping, central green connection, communal recreation spaces and street and buffer planting provide visual relief and contribute to the overall residential amenity.

Dwellings are generally oriented toward the internal street network, with entrances, living areas and glazing providing passive surveillance of shared movement areas. The dwellings adjoining Goulds Road and Blackbird Way have reduced glazing to the public-road-facing elevations, reflecting their primary orientation toward the internal streets; however, these elevations retain windows and architectural articulation and are supported by landscaped setbacks and visually permeable boundary treatments.

Private outdoor living areas are provided for each dwelling and remain functional despite the minor shortfall in area, while additional communal recreation and social spaces provide further amenity at the wider village scale. Servicing and storage are integrated throughout the development and are generally located to minimise their visual prominence from public and communal areas.

The proposal also incorporates CPTED principles through legible entrances, passive surveillance, clear sightlines, visually permeable fencing, low planting, lighting and defined pedestrian connections. While separated footpaths are not provided throughout the internal street network, paved thresholds, contrasting paving and landscape planting assist in reinforcing a low-speed shared pedestrian environment.

Overall, the proposal is considered to achieve an acceptable residential design outcome, subject to the quality and establishment of the proposed landscape treatment and the final distribution of dwelling and façade variations.

RESIDENTIAL DEVELOPMENT DESIGN GUIDE (2024)

The proposal has also been assessed against the Selwyn District Council Residential Development Design Guide 2024, which provides guidance for achieving high-quality residential development within the District. Given the Medium Density Residential zoning of the site and the comprehensive nature of the proposal, particular regard has

been given to the guidance relating to medium-density and comprehensive residential development. To assess the urban design outcomes of the proposal, the following Design Guide sections have been considered:

- Context
- Neighbourhood
- Block
- Street
- Site
- Built Form
- Density

CONTEXT

The proposed lifestyle village occupies an approximately 9.54 ha site on the southwestern edge of Rolleston. The site is currently vacant and forms part of an established and developing residential area, with the Rolleston Town Centre approximately 3.5km to the northeast. The site is connected to the wider township by Goulds Road and East Maddisons Road, with nearby bus services providing connections to Rolleston, Christchurch, Lincoln and Burnham. State Highway 1 provides the principal strategic road connection between Rolleston, Christchurch and the wider Canterbury region.

The surrounding area has undergone substantial residential development in recent years, particularly through the wider Faringdon and Westwood developments. Existing residential development is located to the north, east and south of the site, with further urban development anticipated in the wider southwest Rolleston area. The wider landscape is characteristic of the Canterbury Plains, with generally flat topography and a history of rural land use. While remnants of this broader rural landscape remain further west and south, the immediate context of the site is now predominantly urban residential in character.

The site is bounded by Goulds Road to the west, Blackbird Way and residential development to the south, and residential properties to the north and east. Surrounding residential lots generally range from approximately 300m² to 600-700m² and are predominantly occupied by standalone dwellings. This establishes a suburban residential context around much of the site, with a mix of conventional and more compact lot sizes.

The site also has an established history of consented residential development. The earlier Stage 8 subdivision provided for conventional residential lots, while RC225800 subsequently approved a comprehensive retirement village of a similar overall dwelling yield. The current proposal represents a continuation of the site's planned and consented transition to urban residential use.

Overall, the proposal is considered to respond appropriately to its context by providing lifestyle housing within an established and growing residential part of Rolleston. The predominantly single-storey built form is compatible with the scale of surrounding residential development, while the density and comprehensive layout are consistent with the site's current Medium Density Residential zoning.

NEIGHBOURHOOD

The proposed lifestyle village will establish a comprehensively planned residential community within the wider Faringdon/Westwood neighbourhood. The site is located within an established and growing residential area, with access to nearby parks, playgrounds, community facilities and public transport connections, supporting opportunities for residents to remain connected with the wider Rolleston community. The proposal provides a range

of communal facilities and recreational spaces within the village, including the clubhouse, community gardens, dog exercise area and other shared recreation areas. There are 22 cycle parking spaces proposed, located next to the club house and tennis court, encouraging active These facilities will support social interaction and day-to-day activity for residents.

Although the development is gated and functions as a private residential community, pedestrian connections are provided to the surrounding street network, helping to maintain links with the wider neighbourhood. The proposal also presents residential frontages and landscape treatment to the site boundaries, assisting the development to integrate visually with adjoining residential areas.

Overall, the proposal is considered to provide an appropriate neighbourhood outcome by combining internal communal amenity with connections to the surrounding residential environment and wider community facilities.

BLOCK

The proposed layout establishes a clear and efficient block structure, with dwellings arranged in regular rows around the internal street network. This provides a legible development pattern and ensures that all dwellings have direct access to the internal movement network and communal facilities. The block layout is relatively compact and repetitive, reflecting the comprehensive nature of the lifestyle village and the consistent dwelling format proposed across the site. While this supports efficient use of land and straightforward wayfinding, the long runs of closely spaced dwellings result in limited opportunities for substantial green breaks between residential blocks.

Visual and spatial relief is provided through the central green pedestrian link, the landscaped site boundaries, communal recreation areas, community gardens and the clubhouse precinct. Street and specimen tree planting also assists in softening the regularity of the block pattern and providing variation through the internal streetscape.

Overall, the block structure is functional and legible, with good access to communal facilities and clear internal movement routes. However, the compact arrangement and limited distributed open space mean that the quality of the landscape treatment and pedestrian connections will be important in moderating the repetitive nature of the built form.

STREET

The internal street network provides vehicle access to each dwelling and also accommodates pedestrian and cycle movement throughout the village. The streets are designed as relatively low-speed residential environments, with landscape planting, street trees and changes in surface treatment contributing to visual amenity and assisting in defining movement areas.

The Landscape Plans identify street and specimen tree planting, amenity planting and contrasting paving treatments throughout the internal network. Contrasting paving thresholds are proposed at a number of locations, helping to signal pedestrian-priority areas and reduce the continuous appearance of the carriageway. Street and specimen trees will also assist in softening the relatively regular built form while maintaining visibility through the internal streets.

Separated footpaths are not proposed throughout the development, with pedestrians and cyclists instead sharing much of the internal street environment with vehicles. The effectiveness and safety of this arrangement, including traffic speeds, parking and servicing movements, are considered within the transport assessment.

Dwellings are positioned relatively close to the internal streets, generally with front doors, garages and glazing oriented towards them.

A planted landscape buffer is proposed along much of the site and along Goulds Road boundary. The buffer includes a combination of trees and shrubs of varying heights, which will help soften the site edges, provide separation from adjoining roads and residential properties, and reduce the visual prominence of the single-storey built form, and will assist in breaking up the otherwise regular roofline along the Goulds Road boundary.

SITE

The proposal provides standalone lifestyle dwellings supported by a substantial range of communal recreation and social facilities. Each dwelling is provided with private outdoor living space directly associated with the residence, providing residents with an individual area for outdoor amenity. The detailed dwelling plans also incorporate private patios/alfresco areas, together with internal garaging and associated service areas.

Communal amenity is concentrated around the clubhouse and includes a bowling green, tennis court, swimming pool, pickleball facilities, dog exercise area and community gardens. These spaces provide opportunities for both passive and active recreation and support social interaction between residents. The landscape design also provides street and specimen trees, amenity planting and landscape buffers throughout the development.

The individual dwelling sites are relatively compact, with limited separation between a number of dwellings and their side boundaries. This results in a relatively intensive residential pattern and limits opportunities for substantial landscape planting within individual sites. However, private outdoor living areas are provided for each dwelling, while the communal recreation facilities and landscape treatment provide additional amenity at the wider village scale.

Overall, the site layout provides the functional requirements of a lifestyle village, including private outdoor living, vehicle access, servicing and communal amenity. The quality of the landscape treatment and communal spaces will be important in balancing the relatively compact and repetitive residential layout.

BUILT FORM

The proposed built form is predominantly single storey and residential in scale, with the larger communal clubhouse providing a focal point within the village. The dwellings are based on a limited number of principal dwelling series, but incorporate variation through different floor plans, façade treatments, roof forms, materials, colours and glazing arrangements. This helps to provide visual distinction between dwellings and reduce the effects of repetition across the development.

Dwellings are generally oriented towards the internal street network, with front entrances, glazing and living spaces providing visual connection to shared movement areas. This supports passive surveillance and contributes to a safer and more legible residential environment.

The relatively consistent building scale and close spacing of dwellings creates a compact and repetitive built form in some parts of the site. Landscape planting, changes in façade treatment and roof form, and the placement of communal spaces and pedestrian links will be important in providing visual relief and maintaining an appropriate level of residential amenity. The proposed landscape buffer planting around much of the site boundary incorporates

trees and shrubs of varying heights, which will help soften the development edge and break up the regular single-storey roofline particularly when viewed from adjoining roads and residential properties.

Overall, the built form is compatible with the predominantly residential character of the surrounding area, while the architectural variation and landscape treatment assist in moderating the scale and repetition associated with the comprehensive layout.

DENSITY

The proposed lifestyle village is located within the Medium Density Residential Zone and provides approximately 216 dwellings across the 9.54 ha site, equating to an overall density of approximately 22.6 dwellings per hectare. The proposed density is achieved through a compact arrangement of predominantly detached, single-storey dwellings rather than through terraced or multi-unit built forms. Individual dwelling sites are relatively small, with close spacing between buildings and limited side-yard areas, resulting in a more intensive residential pattern than the surrounding conventional subdivision areas.

While the layout is relatively repetitive and provides limited distributed open space between some residential blocks, this is partly balanced by the provision of private outdoor living areas, landscape buffers, the central green pedestrian connection and the concentration of communal recreation and social facilities around the clubhouse.

Overall, the proposal represents an efficient use of an MRZ site and provides a form of medium-density lifestyle housing that is residential in scale. The density is considered generally appropriate for the zoning, although the quality of the landscape treatment, pedestrian environment and architectural variation will be important in ensuring an acceptable level of residential amenity within the more compact parts of the development.

URBAN DESIGN ASSESSMENT

The proposed lifestyle village is located within the Medium Density Residential Zone and DEV-RO13 – Rolleston Development Area 13. The site has an established history of planned residential development, having previously formed part of Stage 8 of the Westwood subdivision, which provided for 126 residential lots, and subsequently receiving consent for a 218-unit comprehensive care retirement village.

The current proposal comprises 216 detached, predominantly single-storey residential units together with a communal clubhouse and a range of recreational and landscape amenities. The overall density and residential scale are generally consistent with the site's planned transition to medium-density residential development. The proposal represents an efficient use of the site, although the relatively close spacing and regular arrangement of dwellings results in a compact and repetitive residential pattern in some areas.

Overall Layout and Design - The layout is structured around a clear internal street network, with the clubhouse and principal communal recreation facilities located within the southern part of the development. The clubhouse will form part of Stage 1b and provides a central communal focal point for residents.
The regular block arrangement provides a legible and efficient development pattern; however, long runs of closely spaced dwellings provide limited opportunities for substantial green breaks within parts of the residential area. These effects are moderated through variation in dwelling façades and roof forms, street and specimen tree planting, landscape buffers, communal recreation areas and the central green pedestrian connection.

Road Interfaces – The principal public road interfaces are Goulds Road to the west and Blackbird Way to the south. A planted landscape buffer is proposed along the Goulds Road frontage, together with a more open post-and-rail boundary treatment. This assists in softening the development and maintaining a more open visual relationship with the road corridor.

The development also borders the adjoining reserve and pedestrian link along Blackbird Way. A combination of landscape planting and more visually permeable fencing is proposed in this area, helping to maintain passive surveillance and visual connection between the village and the public open space. Where more solid fencing is required to provide privacy to adjoining residential outdoor areas, landscape planting will assist in softening the boundary treatment.

Overall, the proposed road and reserve interfaces provide an appropriate transition between the lifestyle village and adjoining public and residential environments, while avoiding a continuously enclosed development edge.

Internal Streets, Access and Movement – The principal vehicle entrance is provided from Goulds Road, connecting to a network of internal streets serving the residential units and communal facilities. Contrasting paving treatments and paved thresholds are proposed at a number of locations to reinforce the low-speed character of the internal streets and identify pedestrian-priority areas.

Separated footpaths are not provided throughout the development, meaning pedestrians and cyclists will share much of the internal street environment with vehicles. The paving thresholds, flush surfaces and landscape treatment will assist in managing these shared movement areas; however, the safety and accessibility of the overall arrangement should be considered alongside the transport assessment.

A central east-west pedestrian connection provides a dedicated green link through the development, creating a break within the regular residential block pattern and connecting with the wider pedestrian network. Dedicated pedestrian paths are also provided through the more communal parts of the village, including around the clubhouse, recreation areas and community gardens, providing safer and more direct pedestrian access to key shared facilities. Together, these connections improve pedestrian legibility within the development, although separated footpaths are not provided along all internal streets.

Built Form and Architectural Character - The proposed residential built form is predominantly single storey and residential in scale. Two principal dwelling series are proposed, with further variation provided through alternative floor plans, façade treatments, materials, colours, glazing arrangements and hipped, gabled and mono-pitch roof forms.

This architectural variation assists in reducing the visual effects of repetition and provides modulation across the internal streetscape. Nevertheless, the relatively consistent scale and close spacing of dwellings results in a repetitive built form in some parts of the site, making the distribution of façade treatments, roof forms and landscape planting important to the overall character of the development.
The clubhouse is larger in scale than the individual dwellings but is articulated through roof modulation, glazing and changes in material treatment, with its upper level largely contained within the roof form.

Landscape and Open Space – The proposal provides a range of communal landscape and recreation spaces, including community vegetable gardens, a dog exercise area, the central pedestrian green link, tennis and

pickleball courts, lawn bowls and the recreation spaces associated with the clubhouse. Dedicated pedestrian paths are also provided through key communal areas, including around the clubhouse, recreation facilities and community gardens, improving access between these shared spaces and the wider internal movement network. Seating, specimen trees, amenity planting, lawns, hedging and boundary planting are also distributed through the development.

The majority of the residential area is relatively compact and there are limited substantial green spaces breaking up some of the longer residential blocks. The communal facilities, central green link and landscape treatment play an important role in providing visual relief and supporting residential amenity at the wider village scale.

A planted landscape buffer is proposed along the principal road interface, particularly Goulds Road, helping to soften views of the development and provide separation from the road corridor. The combination of trees and shrubs of varying heights will help soften views of the development, provide separation from adjoining roads and residential properties, and assist in breaking up the relatively consistent single-storey built form along the site edges.

CPTED and Safety – The proposal incorporates a number of CPTED principles through the orientation of dwellings towards internal streets, visible and legible entrances, glazing overlooking shared movement areas and visually permeable fencing around pedestrian and communal spaces. These measures provide opportunities for passive surveillance and help establish a clear distinction between private and shared areas.

The landscape design incorporates low planting within key shared areas, clear sightlines, bollard lighting, flush kerb treatments, contrasting paving with paved thresholds. These elements assist in creating legible movement routes and supporting residents with different mobility requirements. Open post-and-rail fencing along parts of Goulds Road and Blackbird Way maintains visual permeability at the public interfaces, while more secure permeable fencing around communal and pedestrian areas allows passive surveillance to be retained.

Although separate footpaths are not proposed throughout the internal street network, the combination of low-speed street design, paving thresholds, landscape treatment and dedicated pedestrian connections assists in establishing pedestrian priority. The effectiveness of this arrangement should be considered alongside the transport assessment.

EFFECTS ON URBAN DESIGN MATTERS

The proposed lifestyle village is a comprehensive residential development within the Medium Density Residential Zone and has been assessed having regard to the site layout, built form, landscape treatment, internal movement network, residential amenity and relationship with adjoining properties and public interfaces. At a site-wide level, the proposal provides a predominantly single-storey residential form, with the larger clubhouse and communal facilities concentrated within the southern part of the development. The overall scale of the residential buildings is compatible with the surrounding suburban environment, while the comprehensive layout results in a more compact and repetitive pattern of development than the adjoining conventional residential subdivisions.

Potential effects associated with repetition and density are moderated through the use of different dwelling series, façade treatments, roof forms, materials, colours and glazing arrangements, together with street tree planting, amenity planting, landscape buffers and communal recreation spaces. The central green pedestrian connection

and clubhouse precinct also provide some visual and spatial relief within the otherwise regular residential block pattern.

The proposal provides private outdoor living areas for individual dwellings and a range of communal recreation and social facilities. However, side setbacks between dwellings and boundaries are relatively limited, and there is a comparatively small amount of distributed open space through some of the residential blocks. As a result, the quality and establishment of the proposed landscape treatment will be important in maintaining an appropriate level of internal residential amenity.

The internal street network is legible and provides direct access to all dwellings and communal facilities. Paved thresholds and dedicated pedestrian links are proposed; however, separated footpaths are not provided throughout the internal street network. The acceptability of the shared movement environment, particularly for older residents and people with limited mobility, should be considered alongside the transport assessment.

The principal external interfaces with Goulds Road and Blackbird Way are treated with landscape planting and more visually permeable fencing, reducing the potential for an overly enclosed development edge and helping to integrate the proposal with the surrounding residential environment. The predominantly single-storey scale of dwellings also assists in reducing potential visual dominance effects on adjoining properties.

Overall, while the proposal includes a number of District Plan non-compliances, the urban design effects associated with these matters are considered to be appropriately moderated through the predominantly single-storey built form, architectural variation, landscape treatment, communal amenity provision and boundary treatments. The reduced landscaped area and compact residential pattern increase the importance of the proposed landscape framework and the final distribution of dwelling and façade variations in maintaining an appropriate level of internal residential amenity.

CONCLUSION

Having reviewed the development plans for the proposed lifestyle village at Goulds Road, Rolleston, it is considered that the proposal can achieve an acceptable urban design outcome and is generally consistent with the residential scale and level of development anticipated within the Medium Density Residential Zone. The site has previously been granted resource consent for a comprehensive care retirement village containing 218 townhouses together with assisted living and care facilities. While the current proposal differs in its layout and operational model, the earlier consent establishes a relevant context for comprehensive lifestyle development of a similar overall residential yield on the site.

The proposal can be supported from an urban design perspective for the following reasons:

- The development provides a predominantly single-storey residential built form that is compatible in scale with the surrounding residential environment, while providing a more intensive use of the Medium Density Residential Zone site.
- The proposed dwellings incorporate variation in floor plans, roof forms, façade treatments, materials, colours and glazing, which assists in reducing the visual effects of repetition within the comprehensive layout.
- Dwellings are generally oriented towards the internal street network, with identifiable entrances and glazing overlooking shared movement areas, supporting passive surveillance, legibility and CPTED outcomes.

- Each dwelling is provided with private outdoor living space, while additional communal amenity is provided through the clubhouse, recreation facilities, community gardens, dog exercise area and central green pedestrian connection.
- The proposed landscape treatment, including street and specimen trees, amenity planting and landscape buffers, will assist in softening the built form and providing amenity within both individual dwelling areas and communal spaces.
- The development provides pedestrian connections to the surrounding movement network and incorporates contrasting paving, paved thresholds and landscape treatment to reinforce a low-speed internal street environment.
- Open and visually permeable fencing treatments along key public and communal interfaces assist in maintaining visual connection and avoiding an overly enclosed development edge.
- The clubhouse and associated communal recreation areas provide a strong social and recreational focus for the village and contribute positively to the overall level of amenity available to residents.

The residential layout is relatively compact and repetitive, with limited substantial green space distributed between some of the longer residential blocks.

Overall, the proposal is considered to provide an acceptable urban design response for a comprehensive residential lifestyle village within the Medium Density Residential Zone. While the development has a relatively compact and repetitive residential pattern, the proposed architectural variation, landscape framework, communal amenities and boundary treatments assist in moderating these effects and maintaining an appropriate level of residential amenity.

Please do not hesitate to contact me if you require any clarification.

Yours sincerely,



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