Otaihanga Retirement Village

Architectural Design Statement

October 2026

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1. INTRODUCTION

Summerset is a comprehensive care retirement village owner and operator with more than 9,500 residents across over 44 villages nationwide, both complete and in construction. 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.

Summerset's villages provide a continuum of care ranging from independent villas and cottages through to servicedapartments, rest home and hospital level care. Residents can be assured that support with everyday living will always be available and provided for onsite, as and when required. The care services are innovative, modern, and future proofed for ever changing 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 community.

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

The site is situated on the Kāpiti Coast, 3.5km northeast of Paraparaumu, in the suburban fringe. It is bound by semi-rural areas to the north and east, rural lifestyle blocks edge the southern boundary of the site and a more suburban environment lies beyond the western boundary. The site was previously zoned as Rural Lifestyle; however a private plan change rezoned the land for residential use, becoming operative in September 2026.

The current legal descriptions for the site are: Lot 4 Deposited Plan 58017 (65 Ratanui Road) and Lot 3 Deposited Plan 497389 (73 Ratanui Road). The total site area is 12.7 hectares, with 0.38 Ha occupied by the the intermittent stream, which divides the village into two catchments, and a further 0.8 hectares allocated for stormwater management and wetland replacement.

The site's frontage, which is approximately 120m long, is located between 65 and 81 Ratanui Road. The village entry is proposed here, closest to the boundary with no. 65, to enable a clear separation between village and site entrances while the village is under construction. The site is currently used as pastoral land, is undulating in nature and is also bordered by undulating terrain on all sides. It has an open outlook east over rural land and south towards the Tararua Ranges. Glimpses of Kāpiti Island are available to the north from within the site.

Dunes to the northern boundary present a steep landscaped edge to the northern part of the site. Although the topography means this part of the site will not form part of the developable area, the Dunes have value as landscape amenity and from the top of these, clearer views are available of the island and the Kāpiti coast and so the master plan arrangement will create visual and physical connection with the dunes within the village.

2.2 Existing Neighbourhood Context

Summerset, Otaihanga is approximately 50km north of Wellington City, 2.5km from Kāpiti Road and 4.5kms from Coastlands Shoppingtown where a variety of shops and amenities are available including; three supermarkets, homeware & electronic stores and a range of cafes & eateries.

Paraparaumu train station is a 7min drive. There is a bus stop 400m from the site with regular bus services around Paraparaumu, Waikanae and to the Paraparaumu train station. Kāpiti Airport a 5km journey away, is serviced by Air Chathams which offers flights to Auckland or the Chatham Islands.

The site itself has a relatively small frontage on Ratanui Road, given the extent of the development area. It is located opposite Little Farm Preschool & Nursery and flanked by rural lifestyle blocks and is thus located at the threshold where suburban development transitions to rural setting.



Image 01 - Aerial Map of the Site and Local Context

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2.3 Opportunities and Constraints

The proposed village presents significant design opportunities but also some challenges through its topography and boundary form.

There are three distinct parts of the site. An intermittent stream, or drain, divides the site into two catchments, north and south. The irregular boundary, which wraps around 81-91 Ratanui Road separates the southwest area (with the main entry from Ratanui Road) from the southeast corner. The site benefits from views southwards towards the Tararua Ranges, eastwards over farmland and northwards towards dunes and in the distance, Kāpiti Coast and Kāpiti Island.

Stormwater management areas, incorporating detention ponds and rain gardens are proposed either side of the intermittent stream. These provide offsetting for wetland replacement and are part of the development's stormwater management strategy. The total stormwater management area, including the intermittent stream is over 1Ha and is primarily located at the heart of the village, thus it has a significant physical and visual impact on the village design. The detention ponds and intermittent stream are proposed to be planted with native species to create an area of greater ecological value than the existing collection of small wetlands. Taking advantage of the visual amenity provided by the stormwater management areas, buildings will be oriented to overlook the ponds and pedestrian networks with viewing platforms and resting points will enable residents to access them as part of the landscape amenity provided within the village.

Negotiating the undulating topography across boundaries creates a further design challenge. Access requirements for residents and the overland flow strategy require the site to be re-graded therefore level changes will occur to address level differences between the re-graded site and the neighbouring properties. Setting the building platforms further than the minimum required by the planning rules will facilitate softening of the transition between the undulating topography on neighbouring land and the regraded levels in the village. Vegetated slopes and areas for planting at the base and tops of retaining structures will further mitigate the visual effects of any retaining.

Each part of the site has a distinct character in terms of outlook, shape and connection to the adjacent landscape. The master plan creates neighbourhoods which respond to these distinct characters, each with its own landscape amenity area. Villas have been oriented to provide a varied streetscape, utilising different villa types, scales and configurations from duplex, triplex and quadplexes separated at key points to frame views outwards and arranged to create a sequence of pocket parks and long views along green corridors. Access to sunlight and resident amenity has also informed the placement and orientation of villas in relation to each other and the site's features. Landscape is a key design tool, threading the neighbourhoods together and linking them outwards to the landscape beyond.

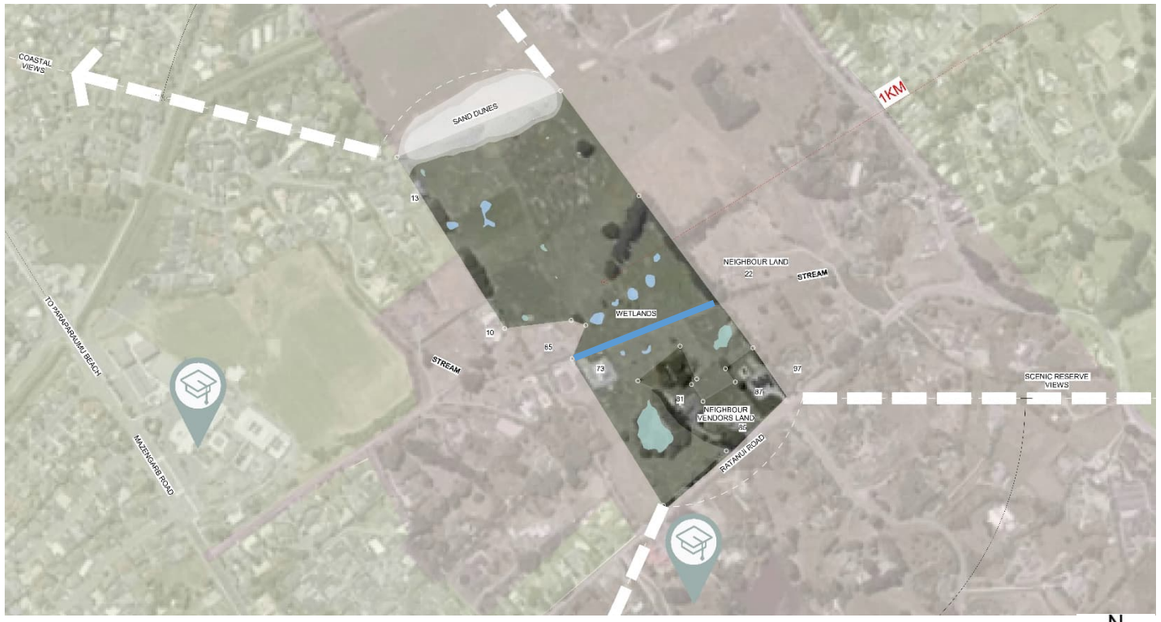


Image 02 – Site Location
Note - Refer to the Architectural Drawings for more detail.



Image 03 – Site Photographed from Centre looking North

3. DESIGN RESPONSE

3.1 Proposed Masterplan

Although views of Kāpiti Island are not generally expected due to the dunes on the northern boundary, two story townhouses and the Main building have been located in the centre of the village, oriented north/south to enable occupants in those buildings to enjoy views from the upper levels towards the island and also of the Tararua Ranges which are located southeast of the site.

The primary vehicle and pedestrian access is situated at the southwest end of the site, connecting the village to Ratanui Road. The Main Building offers 50 hospital-level and memory units and 40 serviced apartments (SA), to provide continuum of care for the residents. The Main Building also provides the village's communal amenities and administrative functions, it is the village hub and as such has been located centrally in the village and aligned with the Entrance Boulevard, so it can be seen on entering the village, reinforcing legibility and wayfinding. A well-connected network of internal roads and pathways supports connectivity across the site, from the Main Entry, around the Main Building and throughout the three parts of the village, punctuated with pocket parks and communal spaces.

The proposed 12.7-hectare village will accommodate a mix of 257 independent living units. The majority of the units are single-level villas in two and three-bedroom configurations (all with garages). Two-bedroom cottages, some with garages and some without, are interspersed through the village as well as two storey townhouses which have four apartments arranged around a central stair and lift core. The ground floors of the townhouses have garages and two-bedroom apartments. The upper levels have three-bedroom apartments with balconies.

The range of residences proposed, creates variety in the streetscape and caters to the needs of a broad range of people. Villas have been set minimum 3m from 65 Ratanui Road and 5m from all other boundaries to enable vegetated slopes to reduce retaining heights and provide a landscaped buffer to soften the interface with the adjacent topography.

Resident amenities are designed to promote an active and social lifestyle. These include a three-lane bowling green, an outdoor BBQ and dining area, a wintergarden, resident greenhouses, raised garden beds, a pickleball court, a croquet lawn, a children's playground, and a pétanque area.

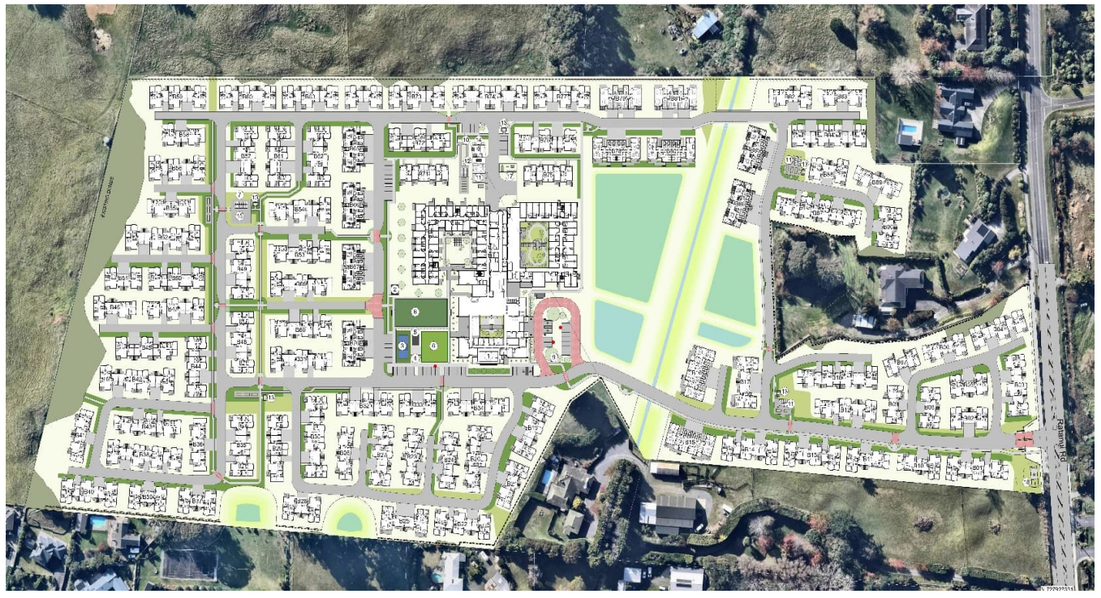


Image 04 – Master Plan
Note - Refer to the Architectural Drawings for more detail.

3.2 Vehicle & Pedestrian Network

The main entrance and the primary boulevard are designed to create a clear and inviting pathway leading past the stormwater ponds and directly to the Main Building, which serves as the heart of the village.

Road widths vary to reflect their hierarchy and function, with the main boulevard at 6.5 m, primary arterial routes at 5.5 m, and laneways at 4.5 m. The internal layout has been arranged to provide visual interest throughout, with roads narrowing at key pedestrian crossing points to promote traffic calming and user hierarchy. The village has been designed as a walkable shared environment with roads interlaced with a separate network of footpaths to maximise permeability and connectivity across the site.

The footpath network features resting points with shelters or seating areas, with routes passing through communal gardens to encourage residents to engage actively with the village amenity. The pedestrian network links neighbourhoods with each other and connects living units to the Main Building, recreational facilities, and landscape amenity.

Coloured and textured paving at the Main Building's porte-cochère and at key intersections aids wayfinding and highlights important destinations and focal points within the village. Staff and visitor car parking is conveniently located near the main building, ensuring easy and efficient access for all users of the facility.

3.3 Main Building Siting

The Main Building is positioned at the centre of the site to minimise any potential visual impact on neighbouring residential properties, while its orientation provides views southwards across the stormwater management area and long views of the Tararua Ranges and views northwards over the village, towards Kāpiti island and the coast. Its central location ensures all residents have convenient access to communal amenities, with recreational facilities situated to the north of the building.

The main entrance features a covered porte-cochère and carefully designed landscaping, creating a strong sense of arrival. Secure access is provided for the care and serviced apartment wings to ensure privacy and safety. Shared spaces in the care wing open onto an internal courtyard to enable care residents access to a secure courtyard garden. Serviced apartments each have access to a private outdoor space such at patio for ground floor units and a balcony for apartments on the upper floor.

3.4 Villa and Cottage Siting

The villas and cottages within the village are positioned to ensure access to sunlight for residents in the living areas and outdoor patios, while also maximizing access to the landscaped open spaces that weave throughout the development. Landscape design has been carefully considered to integrate amenities and overland flow paths, creating green corridors that frame views toward the surrounding environment and the Main Building.

A variety of villa configurations contribute to the character of the neighbourhood, offering residents a balance of privacy, natural light, scenic outlooks, and well-designed amenity spaces. The two-storey townhouse units are strategically sited to balance the hierarchy of scale between villas and Main Building, create variation in roof line, frame key amenity and optimise view corridors, enhancing the overall spatial quality of the village.

3.5 Proposed Main Building Design

The Main Building comprises a single-storey contemporary structurehousing the Village Communal Amenities (VCA), and two-storey Care and Service Apartment wings.

TheVCA serves as the primary entry and central hub for cultural, recreational, and administrative activities. It includes a pool, spa, healthcare rooms, hair salon, library, café, bar, lounge, gym, golf simulator, theatre, family room, and administration offices. The internal layout features a circular corridor surrounding an inner courtyard, with wellness and fitness facilities to the left, a loop connecting the library, shop, and café, and branches leading to the theatre, Care Block, and Service Area. The lounge, bar, and café open northward to a patio, bowling green, and croquet lawn, offering optimum access to sun and long views towards the northern dunes and Kāpiti Island beyond.

The Care and serviced apartment wings connect to the VCA near the theatre and kitchen. Both wings are arranged around centralised lounge and dining areas and formed to create internal courtyards to provide private outdoor space for residents. A spine runs between the wings, providing nurses' station, manager's office, reception, and medical rooms as well as operational facilities including the laundry, kitchen, sprinkler room, data room, rubbish room, switchboard, and cleaners' cupboard. This area remains private but connects securely to the Care Lounge.

Although the Main Building has multiple functions and a significant physical presence within the village, it has been designed with a modern residential aesthetic rather than a formal or institutional character. The building is articulated at a human scale through varied wall planes and a fluctuating roofline. The main spaces, including the VCA, serviced apartment wing, and care wing, are expressed with gable forms and linked by lower-level secondary spaces with low-pitched roofs. The two-storey elements use contrasting materials, recessed forms, corner windows, long-run metal roofing, brick, and boarded cladding to reduce the apparent scale of the building and reinforce its residential character.

(Refer to architectural drawings for further detail.)

3.6 Proposed Villa and Cottage Design

The villas and cottages are independent living unit (ILU) types that include one, two, and three-bedroom single-storey units. They are designed with 'north and south' access options to maximise sunlight in the lounge and outdoor amenity spaces, while maintaining a front entrance and driveways to connect with the village's streets. The village architecture reflects a modern, high-quality built form and landscaped character.

Design articulation is achieved through gable and hipped roofs of varying pitches and heights, with garages set back from the primary façades to create visual depth and clear delineation between units. Access to each villa is provided from the street frontage, with easily identifiable front doors, promoting legibility, orientation, and a welcoming streetscape. This design approach aligns with sound urban design principles, supporting a cohesive, high-quality village environment that balances private amenity with community character.

(Refer to the Architectural package for detailed Villa and Cottage drawings.)

3.7 Materials

The selection of building materials for the village has been guided by a commitment to durability, low maintenance, and a strong connection to the local environment. A palette of cladding types and colours has been distributed throughout the site to create depth and variety for visual interest whilst retaining cohesion.

The Main Building will feature a combination of brick and weatherboard cladding, complemented by areas of contrasting materials and textures to introduce relief and enhance visual appeal. The façade design embraces its scale as a significant building within the village, with the main village amenity (VCA) located in a prominent location, aligned with the main entrance Boulevard and overlooking the stormwater management area. Two storey elements are carefully articulated to soften the building's mass and contribute to a more inviting and contextually appropriate aesthetic. Colour selection will play a key role in highlighting architectural detailing, with an indicative materials and colour palette included in the architectural drawings.

Villas and cottages will incorporate a mix of brick veneer, plaster, selected brick, and vertical weatherboard cladding, along with varied joinery and roof colour combinations. These elements will be 'pepper-potted' across different blocks to enrich the visual landscape and reinforce the village's character. Consistent specifications across the development include pre-painted profiled metal roofing, powder-coated aluminium joinery with double glazing, and Colorsteel garage doors. Powder-coated aluminium pergolas and screens will be used to define and provide privacy for exterior recreation and service areas.

3.8 Service Areas

Private service areas for rubbish bins and clothes drying to the villas are typically to the rear of villas, away from the street frontage and screened with trellis and landscaping. Villa waste is collected regularly by the property team and taken to the villa waste store within the Main Building Service Area where it is collected by a Waste Management Company. Safe access resident waste facilities (SARWF) are also distributed in prominent spots throughout the village, to allow some autonomy for residents.

(Refer to the architectural drawings.)

3.9 Landscaping

Privacy and a well-considered interface between dwellings, service areas, and refuse collection points will be achieved through the strategic use of landscape screening, fencing, and trellis structures. Landscaping is a central element of the village's visual character and has been designed by the landscape architect to reflect the surrounding residential context. The planting palette incorporates a harmonious mix of native and exotic species to enhance both aesthetic appeal and environmental integration.

The village layout includes linear parks, designated viewing areas, and shared community spaces that foster spontaneous interactions as well as organized social gatherings. These spaces are designed to be inclusive and easily accessible to all residents. The landscape strategy is guided by a set of core design principles: fostering community living and connection, establishing a strong sense of place, designing for practical and enjoyable use, ensuring accessibility and safety, creating a welcoming arrival experience, and enhancing the natural environment.

(Refer to the Landscape Architects' Drawings for more detailed information.)

3.10 Boundary Treatment

The design of both the site boundaries and edges against stormwater management areas has been carefully considered to ensure seamless integration with the existing village and a harmonious relationship with the surrounding landscape. This approach addresses a variety of boundary conditions while maintaining a subtle and cohesive visual fit.

The primary entrance to the village from Ratanui Road, features stone-clad and plastered walls with stone columns framing the entry gates. Freestanding directional and informational signage, as well as vehicle and pedestrian gates, are set back from the road edge to enhance arrival experience and traffic flow. The street frontage along Ratanui Road timber posts with 1.5-metre aluminium fencing provides a defined and secure edge.

Beyond these formal entry points, where the site abuts residential properties timber panel fencing is proposed (top of fence to be min 1.8m from lowest ground level), to maintain neighbours' privacy. Boundaries adjacent to rural and rural residential zones are enclosed with 1.2 metre high post-and-rail fencing fitted with rabbit-proof mesh. This fencing solution offers a permeable and visually unobtrusive edge condition, preserving sightlines to the adjacent farmland or towards the coast, and reinforces the village's connection to its natural surroundings. Additionally, 1.2 metre high post-and-rail fencing is installed along battered slopes and retaining to maintain visual openness while ensuring safety from potential falls with planting to top and base to soften the edges.

4. CONCLUSIONS

The proposed Otaihanga Retirement Village has been designed to respond to the site's topography and surrounding context. Variation in building line and scale and comprehensive landscape design creates a cohesive, high-quality residential development with a focus on shared landscape and community space.

Each part of the village has been designed to create distinct neighbourhoods with access to local pocket parks and communal facilities, but linked to each other through a network of internal roads and pathways to support connectivity throughout the village. Villas have been oriented to consider access to afternoon sunlight, enhancing resident amenity, comfort and liveability. The master plan layout which includes the Main Building, villas, townhouses, and cottages provides a varied streetscape. Buildings have been arranged to frame views outwards towards the surrounding landscape and to create long views towards key landscape amenity and village features to enhance legibility and support wayfinding. Landscape is a key design tool, threading the neighbourhoods together and linking them outwards to the landscape beyond.

The overall design reflects Summerset's commitment to creating a secure, well-connected village environment that delivers exceptional amenity and quality of life for its residents.