

Ashburton District Council  
5 Baring Square West  
Ashburton 7700

18 March 2024

## URBAN DESIGN STATEMENT

### **6-10 ORR STREET, NETHERBY, MULTI-UNIT DEVELOPMENT (AR109526)**

To whom it may concern,

The following urban design statement is prepared for a multi-residential development at the address above. The statement is for the Kāinga Ora Housing Delivery System project team. Refer to the resource consent architectural and landscape plans for reference.

The attributes of well-functioning urban environments are identified in the New Zealand Urban Design Protocol (NZUDP). Ashburton District Council considers the NZUDP in assessments. It also has residential design and appearance criteria in section four, residential zones, of the district plan (ADCDP). The NZUDP outlines essential qualities of good urban design outcomes. This is achieved where the designed urban environment has qualities associated with seven principles: Context, Choice, Connections, Creativity, Custodianship and Collaboration. The urban design of this residential project is assessed through the following four topics that align with the NZUDP principles:

1. Built form and character
2. Relationship to the street
3. Residential amenities and custodianship
4. Parking, safety and interconnections

### **1. PROPOSAL**

The proposed Kāinga Ora housing is across three lots with a total area of 2702m<sup>2</sup> resulting in a housing density of 300m<sup>2</sup> per household for a possible maximum of 40 people. The increase in housing proposed in this development is a more efficient use of the land. The proposed houses provide insulated, and healthy homes with a good range of amenities to meet the long-term needs of occupants.

House No.	Type	Bedrooms	Floor area	Outdoor living aspect & area
House 1	1-story single household	3-bed	106.5m <sup>2</sup>	65m <sup>2</sup> west-facing
House 2	1-story single household	2-bed	75.2m <sup>2</sup>	51m <sup>2</sup> west-facing
House 3	2-story duplex	2-bed	79.55m <sup>2</sup>	81m <sup>2</sup> west-facing
House 4	2-story duplex	2-bed	79.55m <sup>2</sup>	73m <sup>2</sup> west-facing
House 5	2-story duplex	2-bed	79.55m <sup>2</sup>	73m <sup>2</sup> west-facing
House 6	2-story duplex	2-bed	79.55m <sup>2</sup>	156m <sup>2</sup> west-facing
House 7	1-story single household	2-bed	81.3m <sup>2</sup>	62m <sup>2</sup> north-facing
House 8	1-story single household	2-bed	81.3m <sup>2</sup>	64m <sup>2</sup> north-facing
House 9	1-story single household	3-bed	106.5m <sup>2</sup>	57m <sup>2</sup> west-facing

## 2. ASSESSMENT

### BUILT FORM CHARACTER

#### **Context**

The nearby houses are generally 1960s to 1980s modest 3-bedroom single-family, single-storey homes. These houses are clad in brick or weatherboard with tiled or corrugated iron hipped roofs facing the street. The houses have recessed entrances that provide shelter to the front doors that face the street or sideways to the driveways. The buildings have road setbacks of approximately 10m. They have off-street parking and private backyards and generally do not have front fences.

#### **Site Planning & Proposed**

The housing brief requested seven 2-bedroom and two 3-bedroom houses. The two more space-efficient and larger 2-story duplexes (houses 3 to 6) are located behind the three single-story houses (houses 1, 2 and 9) on the street. The assignment of space to these front houses and houses 7 and 8 compete with the space required for the driveway, parking, and the need to provide good wayfinding site lines to the back buildings. To provide good width to the site area for buildings 1 and 2 the driveway location is left in the existing location. To give over more space to houses 7 and 8 the driveway has a slight S-bend to push the driveway away from the south-east boundary. House 8 is staggered back from the drive to create a direct sight line to the entry of house 7 from the street. To increase the depth of the site area provided to houses 1 and 2 the space between the two duplexes is reduced. Even though the entrances to duplex houses 3 to 6 are only obliquely visible from the street, the 2-story mass of these buildings provides a visual sign of their location to visitors from the entrance to the driveway.

## RELATIONSHIP TO THE STREET AND NEIGHBOURS

The proposed development's public-private threshold at the boundary is an open landscaped space. House 9 has a gabled projection in the front elevation that is set back 3m from the boundary. Generally, the street setback of the houses is about 5m from the footpath and the verandas over the entrances provide depth to the elevation and identify the entrances. The new fences for the access to private outdoor areas of houses 9 and 1 are pulled back behind the line of the buildings. House 2 has a low fence for a garden and a small lawn and this is set back behind a landscaped strip. Specimen trees are placed in front of each street-facing house, providing a further buffer to the street. Houses 1, 2 and 9 have gables that face the street. Each house has a pocketed entry or a veranda which further identifies the main entrances.

House 5 is set back over 5m from the back neighbour at 57 Princes St and they have a large mature tree on their adjacent boundary that provides visual separation to the development. The two duplexes are set back over 10m from the neighbour of the north-west elevation, 14 Orr St. This neighbour's garage and drive are next to the common boundary and their garage provides additional separation to the development.

## RESIDENTIAL AMENITIES AND CUSTODIANSHIP

Each house has outdoor space directly off the main living room and has a north or west orientation for sunlight. The homes all have car parking and a service area for a shed, bins and bike parks are separated and secured behind fencing with gate access. Each house has a car parking identifiably belonging to each house. Private outdoor spaces have good separation with planting and 1800 mm high fencing to provide visual separation. Access to the outdoor living spaces do not face each other. The ODL of houses 1,2,7,8 and 9 have an ODL of less than 70m<sup>2</sup> with a minimum width of 5m, but the additional side yard areas, shown in the appendix, are functional outdoor amenity spaces that provide lawn areas space or service space for storage and clotheslines. When this space is included, these houses have outdoor amenity and living space that is greater than 70m<sup>2</sup>. There is also reasonable access to public open space at the sporting fields nearby. All houses have weather protection over the connection between the indoor and outdoor living spaces.

These houses provide healthy housing choices for the community and the city. The front and back entrances offer a range of welcoming options for children and adults. The casual interaction through shared spaces provides opportunities for neighbourly relationships. The amenities of the houses, such as the private spaces for a range of family needs and the commitment by Kainga Ora to long-term housing, contribute to a sense of custodianship for the residents.

## PARKING, SAFETY AND INTERCONNECTIONS

The shared driveways provide access to the carparks and the main entrances of the back houses. The footpath runs along the side of the drives and is differentiated by a change in the surface of the

exposed aggregate. Planting in front of each house facing the common drive and walkway softens the internal lane. Each household entry has its own clearly identified path that branches off the lane so there is good safe wayfinding to each house. The street crossings have clear visibility for safe access. Fence, gates and clear sight lines remove entrapment spaces. Sensor lighting at the entrances to each home and bollard lights provide safety lighting to the common semi-public access and parking space.

### 3. CONCLUSION

The development supports good urban design outcomes.

- The development provides an open street-front space in which the households are identified and supports wayfinding to the back houses.
- Safe connections are provided between the houses, the street, and the neighbourhood.
- Each house and its main entrance are defined, and there is sufficient variety and spacing between the buildings to further identify the homes.
- Each household has a good range of functional spaces for independent living.
- There is a sense of place within the development with the spatial relationships, similar typologies, tectonics, and claddings.
- The density and bulk of the buildings are similar to the surrounding houses. The development is a transition from the current single-family home context to more efficient development. The architectural character is appropriate for the surrounding suburban neighbourhood.

Yours Sincerely,



Ashton Wright  
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