

Client | Kainga Ora  
Project | HDS  
Project Number | AR112214

Ashburton District Council  
5 Baring Square West  
Ashburton 7700

14 August 2023

## **URBAN DESIGN STATEMENT**

### **7-13 CHURCH STREET, HAMPSTEAD, MULTI-UNIT DEVELOPMENT (AR109524)**

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 Kainga 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 social housing is across four lots with a total area of 4042.7 m<sup>2</sup>. There are 13 new houses in 11 buildings. Four 2-story buildings face the street. Two of these are 4-bedroom homes. One is a 3-bedroom home and the other is a 3-bedroom house with an additional bedroom annex on the ground floor. Two, 2-story duplex buildings have four 2-bedroom homes at the rear of the site. There are four 2-bedroom and one 3-bedroom single-story

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houses, also at the rear of the site. These single-level units can accommodate tenants with mobility disabilities. The houses provide insulated, healthy, medium-density homes with a good range of amenities to meet the long-term needs of occupants.

## **2. ASSESSMENT**

### **BUILT FORM AND CHARACTER**

#### **Context**

Hampstead is a suburb on the alluvial plains in Ashburton near the river. There is a mix of housing types. There are 1960s modest 3-bedroom single-family, single-storey houses on the street and the surrounding blocks. These houses are clad in brick or weatherboard with tiled or corrugated iron hipped roofs. The houses have recessed entrances that provide shelter to the front door. The buildings have road setbacks of approximately 10m. They have off-street parking and private backyards. Directly across the road from the site, the house at number 10 is a 1960s brick bungalow with a low brick fence. The house at number 12 has a double garage facing the road and the house is well back from the street behind a thick foliage of trees and a high fence. The house at number 14 has a high fence and is a typical 1960s house with a tiled hipped roof that is clad with brick. The road is quiet and Hampstead School is within walking distance.

#### **Proposed**

Five road crossings with two driveway joals and three parking pads are proposed for the site. The two driveway joals provide access to parking pads and have long views through the site. All houses have entrances with porches. The claddings are a mix of weatherboard and board and batten. The height and width of the space between street facings buildings are sufficient to provide a clear separation so the density is similar to the surrounding houses as are the proposed building footprints

### **RELATIONSHIP TO THE STREET**

The proposed developments public-private threshold at the boundary is an open landscaped space that is set back about 6m from the footpath. The new fences for the private outdoor areas are generally pulled back behind the line of the buildings. The front yard with planting provides a band of greenery facing the street. Specimen trees are placed in front of each street-facing house, providing a further buffer to the street. Houses 1, 3 and 9 have gables that face the street. House 6 presents a side elevation to the street but changes in the cladding break up the flatness of this façade cladding. All four houses have front doors that face the street.

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## **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. 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.

These medium-density 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 two driveways provide access to the carparks and the main entrances of seven 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 wayfinding to each house. The street crossings have clear visibility for safe access. Fences and clear sight lines remove entrapment spaces.

## **3. CONCLUSION**

The development does not result in adverse effects for the current and future residents. It 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 building 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.

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- 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 a medium-density development. The architectural character is appropriate for the surrounding suburban neighbourhood.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Ashton Wright', with a stylized flourish at the end.

Ashton Wright  
Associate / Project Architect  
Hierarchy Group Ltd