

## SUMMARY STATEMENT

1. Tēnā koutou katou, ko **Ike Kleynbos** tōku ingoa. I am a Principal Policy Planner within the **Christchurch City Council** (the **Council**) City Planning team. My qualifications and experience are outlined in at paragraphs 2.1.1 – 2.1.4 of my s42A Report. I am the author of a number of s32 reports relating to the plan change, but only provide evidence relevant to my s42A Report.
2. I have prepared evidence on behalf of the Council to consider issues raised on the residential chapter (except landscape standards, Future Urban Zone, and QM-responses not otherwise listed here), the Low Public Transport Accessibility Area QM, the Sunlight Access QM, and the Riccarton Bush Interface Area QM. I address each of these in turn in my summary. The Council documents relevant to this summary statement are:
  - (a) The Part 2 – Qualifying Matters s32 report<sup>1</sup> – including appendices 35, 43 and 46 – 49 to the Part 2 Qualifying Matters s32 report being the sunlight access technical report;
  - (b) The Part 3 – Residential – s32 report including all appendices;
  - (c) My s42A report;
  - (d) The section 42A reports of Ms Oliver, Mr Lightbody, Mr Willis, Ms Gardiner, Ms Hansbury, Ms Piper and Mr Bayliss;
  - (e) The evidence and where applicable rebuttal evidence of the following Council witnesses:
    - (i) Residential chapter evidence:
      - (1) Mr David Hattam – Urban design
      - (2) Ms Hermione Blair – Consenting framework
      - (3) Ms Ruth Allen – High density feasibility
      - (4) Mr Tim Heath – Economic evidence
      - (5) Mr Phil Osborne - QMs
      - (6) Mr Mike Green – Wind

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<sup>1</sup> Sunlight Access begins at para 6.30, page 354; Low Public Transport Access Area begins at para 6.32, page 401; Riccarton Bush Interface Area begins para 6.11, page 95.

- (ii) Sunlight Access qualifying matter reports
  - (1) Mr Ben Liley – Sunlight and climate
  - (2) Mr David Hattam – Urban design
- (iii) Riccarton Bush Interface qualifying matter reports:
  - (1) Dr Wendy Hoddinott – Riccarton Bush interface
- (iv) Low Public Transport Accessibility qualifying matter reports:
  - (1) Mr Chris Morahan – Public Transport Accessibility
  - (2) Ms Michele McDonald – Wastewater and water supply
  - (3) Mr Brian Norton – Stormwater
- (e) My rebuttal evidence.

### **Residential Chapter**

- 3. A wide variety of issues were raised across the residential chapter. They can broadly be summarised as relating to: the degree of enablement (both greater and lesser); the strategic application of intensification (i.e. oversupply); scope of MDRS and Policy 3 application; managing adverse effects of greater intensification across the city via QMs; and the scope and merits of those aforementioned QMs. I have also provided supplementary evidence and rebuttal evidence subsequent to the release of my s42A Report that further addresses some of these issues.
- 4. The residential chapter proposal of my evidence largely seeks to apply a Medium Density Residential Zone (**MRZ**) and High Density Residential Zone (**HRZ**), giving effect to MDRS and Policy 3(c) and (d), respectively. MDRS density standards have been applied across both zones and I am proposing to make some standards more lenient (i.e., more enabling) under s77H and either carrying-over, or proposing, related provisions under s80E of the Act.
- 5. More lenient provisions:
  - (a) Building height;
  - (b) Height in relation to boundary exemptions;

- (c) Accessory building setbacks;
  - (d) Building coverage exemptions and extensions;
  - (e) Outdoor living space in HRZ for smaller units; and
  - (f) Windows to the street.
6. Related provisions:
- (a) Building separation (new);
  - (b) Fencing (existing, updated);
  - (c) Front boundary garaging and parking location (existing, updated);
  - (d) Ground floor habitable room (existing, updated);
  - (e) Service, storage, and waste management (existing, updated);
  - (f) Water supply for fire fighting (existing);
  - (g) Building reflectivity on residential hills (existing);
  - (h) Location of outdoor mechanical ventilation (new);
  - (i) Minimum unit size (existing);
  - (j) Building length (new, adapted from existing); and
  - (k) Wind control (new, in Chapter 6).
7. Operative provisions that conflict with MDRS density standards are proposed to be removed. New definitions are proposed, in accordance with National Planning Standards, and others to support terms used within MDRS density standards<sup>2</sup>.
8. To further assist the Panel I have also tabled an overview of all notification settings for residential provisions.
9. While National Planning Standards have been applied within provisions, the process of creating these frameworks has built on the most relevant operative zone. For MRZ, this means that the Residential Medium Density Zone (**RMD**) has been used as the base, and Residential Central City Zone (**RCC**) has been used as the base for HRZ. Some submitters have noted the

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<sup>2</sup> Please refer to pages 25 to 37 of the Residential s32 report.

deficiencies of this process, as spatial distribution has been altered while some provisions have remained unchanged. An example of this is where the (more stringent) non-residential controls that relate to the central city area within the former RCC zone (now HRZ) were applied to the whole of the zone. The zone is proposed to expand far beyond the defined central city area and therefore my rebuttal evidence has sought to address this error by recommending that current RMD zone non-residential activity rules apply outside of the central city area.

10. A further issue I would like to highlight is a matter of scope regarding retirement villages. I do not consider that the requirement for the Council to implement the MDRS in relevant residential zones allows new specific provision to be made for certain activities such as retirement villages. However, in my rebuttal evidence I acknowledge that the concluding s42A Report recommendations are somewhat convoluted and a simpler approach has been described, if the Panel considers it is able to recommend changes to support retirement villages.
11. I stated that this should be the subject of further conferencing with the various retirement village submitters.
12. Changes recommended through my s42A Report seek to improve the clarity of residential controls and associated thresholds. The most significant change recommended is the liberalising of permitted building height, where the proposed approach is now to have building heights permitted at the level they are intended to be enabled. This removes the two-step restricted discretionary consent trigger that was notified, easing the development pathway and better responding to the enabling direction of the NPS-UD (noting that performance standards are also applicable at greater heights). It is my evidence that the resulting framework is highly enabling; put simply, in HRZ, when meeting other built form standards, it is possible to consent a six-storey multiunit building with only a single consent trigger – being the number of units. Under clause 5(2) of Schedule 3A, any form of notification is also precluded under such a scenario.
13. The concluding framework highlights the high importance of related matters of discretion for the number of units rule breach – the Residential Design Principles (14.15.1). These are an established matter within the operative residential chapter that have been reviewed and refined to better respond to the greater degree of intensification provided for across the city. In my view,

this is a key part of 'density done well' and offers the greatest means to ensure that greater density remains attractive, assisting in the paradigm shift envisioned by the Amendment Act.

14. In addition to the above, I note the additional changes to Matter of Discretion 14.15.3 – Impact on Neighbouring Property – that Ms Blair has recommended following the review of s42A recommendations. This review of provisions was unable to be completed prior to the completion of s42A reports and Ms Blair therefore details these changes now and provides a s32AA evaluation and sub-chapter strike through accordingly.
15. Matter of discretion 14.15.3 is referenced across residential zones and predominantly used as a matter of discretion for building height and setback breaches. Changes made through my s42A report seek to split sub-points, with an additional focus of height-related breaches in MRZ and HRZ areas. Further changes made by Ms Blair seek to rationalise duplication across these sub-points and cross-population of consenting controls between the Building Code and the District Plan, improving consenting efficiency. These changes would either seek to reinstate operative matters, or remove additional matters originally recommended. I support these changes recommended by Ms Blair, who is due to present to the Panel, and am willing to conference further with relevant submitters on this matter.
16. HRZ has been applied across any part of the city where six storeys (22m) or greater are enabled as a residential activity, being nine commercial centres, providing over 1,000 ha of HRZ land. Lesser centres have an intensification response that simply applies a Precinct over MRZ (Local Centre Intensification Precinct), which enables four storey (14m) development and the same HRZ exemptions that permit perimeter block development also apply in this Precinct. A Precinct is also applied over HRZ around the City Centre Zone (**CCZ**), enabling 12-storey development (39m) as part of the Policy 3(c) response (Central City Residential Precinct).
17. Some walking catchments have been recommended to be updated in order to provide a catchment that is more responsive to commercial centres and the hierarchy of centres in the National Planning Standards. Catchments around suburban commercial centres (i.e., outside of CCZ) now vary between 200-800m, depending on their scale. A walking catchment of at least 1.2km has been considered appropriate under Policy 3(c), extending this outward based on the presence of local features, such as public and

active transport corridors, commercial activity, open space, schools and the like. This represents how I have applied Policy 1 (well-functioning urban environment).

18. In this respect, I would like to highlight the difference in responses to Policies 3(c) and (d) respectively. The direction under (c) is to consider what the local walking propensity may be and to delineate a corresponding catchment, extending outward from the edge of the CCZ. The direction under (d) is simply to provide an intensification response both within and around respective commercial centres, proportionate to the scale of each centre. This has resulted in the application of walking catchments to delineate the spatial extent of the intensification response, applying a distance relative to the scale of each centre. I consider that a walking distance is an appropriate response under the NPS-UD.
19. I consider a distance metric, rather than time, for walkable catchments to be appropriate in what is largely a flat terrain and within an urban form that has yet to respond to the intensification direction – i.e., built infrastructure could be upgraded in the future to better respond and incentivise such a form; a time measurement would simply reflect the status quo. The origin of these catchments is also at the discretion of Council. Here, catchments have been taken from the location of buildings nearest to the commercial zone edge. The intent is to best reflect where commercial activity is located across the centre and reflects that the true ‘centre’ of activity may change over the period whereby intensification is delivered.
20. I note that two options have been presented to the Panel, subject to consideration of submissions relating to the updated Airport Noise Influence Area (**ANIA**). I would like to clarify my concluding ‘compensatory intensification’ approach detailed in paragraph 6.1.91 and following of my section 42A report. A reader could assume that all teal areas identified are recommended to be held as a further intensified form of HRZ (eight storeys / 28m) and that remaining HRZ and MRZ areas would be retained, as notified. I have discussed this with Ms Oliver, and we both agree that the most appropriate option is for notified HRZ areas not proposed to be 28m to instead be MRZ, with any notified MRZ areas beneath the ANIA being held as per operative zoning.
21. The below image has illustrated this further:



development servicing, and increasing the business case for future investment in public transport.

25. The second issue has been addressed by reconfiguring provisions within the LPTAA through application of MRZ with associated precincts. The provisions now provide for a restricted discretionary consent pathway when developments are located within a walkable distance to public transport stops (800m within former Residential Suburban or Residential Banks Peninsula zones, or 400m within former Residential Hill zones) and where adequate three waters servicing can be demonstrated. Evidence presented by Mr Morahan also demonstrates that routes for core high-frequency bus routes are unlikely to change in the foreseeable future, and that these routes will be most attractive to prospective passengers. If and when they do change, the planning framework can respond.
26. I consider that the LPTAA is part of density done well. The net result positively contributes to a well-functioning urban environment: the evidence of Mr Osborne highlights that the approach better delivers efficiencies, helping to focus development in the 'right' areas; the evidence of Ms Foy reinforces this approach, stating that this concentrated approach increases the positive social impacts of intensification; the evidence of Mr Monahan states that this would better support the effectiveness and commercial viability of public transport; and the evidence of Ms McDonald considers it would better deliver lower-cost water infrastructure needed to service development.
27. The Canterbury Regional Council (**CRC**) supports the QM approach and has requested this be expanded on over residential hill areas in response to the sedimentation effects of development over highly erodible loess soils. I have conferenced with the CRC planner, Ms Buddle, and stormwater expert, Ms Newlands, alongside Council's stormwater expert, Mr Norton. As detailed in my rebuttal evidence, I am supportive of the stormwater QM proposed by CRC and an agreed approach has been suggested for the Panel to consider further. Ultimately, the result would be to hold the position put forward as notified, being the retention of the Residential Hill zone, removing the proposed Residential Hill Precinct, removing the operative additional 10% site coverage consent pathway, and removing the earthworks exemption for consented building works on the hill.

28. Whilst such an approach would reduce two operative rules below their current permitted baseline, I consider that doing so can be considered as contributing to implementation of the 2020 National Policy Statement on Freshwater Management, which the operative Plan has yet to give effect to.

### **Sunlight Access**

29. The Sunlight Access QM has generated a high degree of feedback, with several hundred submissions received on this topic alone.
30. Proponents of the QM support the protection of sunlight access, relative to other Tier 1 councils. Most of these submissions request further protection of sunlight access, largely seeking no further reduction from the status quo.
31. Submitters in opposition consider that such an approach would restrict the delivery of housing, that similar approaches overseas have still resulted in much denser (and yet attractive) urban environments, and that such an approach is unlawful.
32. Issues raised by both of these respective groups have been considered in my s42A Report. The concluding recommendation is unchanged from what has been notified and reflects the balanced approach undertaken through the QM. No expert evidence has been presented by submitters against the sunlight access QM.
33. The QM seeks to manage the most pronounced sunlight loss effects, focusing on MDRS development to better manage shading at the ground level of adjoining parcels. A number of exemptions to the QM, through adjustments to height in relation to boundary control (i.e., recession planes), have been proposed across more intensified areas, being all HRZ and the Local Centre Intensification Precinct. While the prescribed recession planes set a complete building envelope over a site, PC14 removes such a control above 12m and removes any such control within the front proportion of sites to encourage perimeter block development.
34. I have tabled additional visual material produced by Mr Hattam to help demonstrate the comparable building envelope between the Sunlight Access QM and MDRS. This demonstrates that, when compared against the additional exemptions proposed in all HRZ and the Local Centre Intensification Precinct, the PC14 framework is more enabling of development.

35. The end result is that the QM best protects sunlight in suburban areas affected by MDRS (only) through a minor adjustment to the recession planes, whilst ensuring that development in areas with greater enabled intensification is focused to the centre or front of the site to maximise the benefits of intensification. I consider the approach is a practical means to deliver density done well.

### **Pūtaringamotu Riccarton Bush Interface Area**

36. This QM has been further considered by Dr Hoddinott following expert evidence submitted by Kāinga Ora. The primary submission of Kāinga Ora opposed the QM, however, Kāinga Ora now appears to be supportive after being considered through landscape architectural evidence by Ms Strachan.
37. Issues were also raised by other submitters in regard to some proposed controls being more restrictive than operative controls. This has been further considered and amended provisions now recommend to remove any such conflict, except for side yard setbacks. These have been recommended at 1m and 3m either side, respectively, which is 2m more restrictive than operative controls, on one yard setback. This has been proposed to ensure that viewsheds afforded down driveways to the Pūtaringamotu are retained and reflects the removal of parking controls through subpart 8 of the NPS-UD.
38. I consider that almost all issues raised through evidence have now been addressed.
39. Lastly, while I was not the author of the s32 report, I do wish to offer a correction to an error made on the scale of the QM. Paragraph 6.11.6 of the report notes that the QM would influence 1,220 sites. I have testing this upon reviewing the s32 and have found that the notified proposal only influences just less than 300 sites. An additional 3 sites were identified for inclusion in response to submissions received on the QM.
40. Whaowhia te kete mātauranga, kia ora. I now welcome questions from the Panel.

**Date: 1 November 2023**

**Ike Kleynbos**

TABLED DOCUMENTS:

- i. Relevant residential zones table
- ii. Overview of notification schedule for provisions
- iii. Sunlight access recession plane diagrams

## Overview of relevant residential zone alignment with ODP (Operative District Plan)

Planning Standards Zone	Planning Standards Zone Description	Planning Standards General Characteristics	ODP Residential Zone Characteristics <sup>1</sup>	ODP Residential Zone Type
<b>Large lot residential zone</b>	<i>Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.</i>	<ul style="list-style-type: none"> <li>• Peri-urban</li> <li>• Section 6 constraints</li> <li>• Steep sites</li> <li>• Specific infrastructure constraints</li> <li>• Loosely concentrated together</li> <li>• Allotments &gt;1,000m<sup>2</sup></li> </ul>	<p><b>Residential large lot zone:</b></p> <ul style="list-style-type: none"> <li>• Low density areas in Port Hills that have localised constraints due to servicing and topography</li> <li>• Specific site densities for different localities</li> <li>• Site density varies between 1,500 – 5,000m<sup>2</sup></li> <li>• Localised density results in isolated pockets of development</li> </ul> <p><b>Residential small settlement zone:</b></p> <ul style="list-style-type: none"> <li>• Generally considered to be semi-rural</li> <li>• Characteristics prevent greater density being appropriate</li> <li>• Density controls mostly designed to retain existing density, otherwise 1,000m<sup>2</sup> allotments or 450m<sup>2</sup> allotments in overlay</li> <li>• Low density and setbacks, noticeably larger than RHZ</li> </ul>	<p><b>Residential large lot zone</b></p> <p><b>Residential small settlement zone (potential to exclude area in Kainga Overlay Area 1 and 2).</b></p>
<b>Low density residential zone</b>	<i>Areas used predominantly for residential activities and buildings consistent with a suburban scale and subdivision pattern, such as one to two storey houses with yards and landscaping, and other compatible activities.</i>	<ul style="list-style-type: none"> <li>• Borders either general or medium density zones</li> <li>• Suburban fringe sites</li> <li>• Generally no greater than two storeys provided</li> <li>• Allotments &gt;600m<sup>2</sup></li> </ul>	<p><b>Residential hills zone:</b></p> <ul style="list-style-type: none"> <li>• Lower density than RSZ, minimum of 650m<sup>2</sup>; same site coverage</li> <li>• Up to two storeys possible</li> <li>• Number of specific overlays to protect landscape</li> </ul>	<b>Residential hill zone</b>
<b>General residential zone</b>	<i>Areas used predominantly for residential activities with a mix of building types, and other compatible activities.</i>	<ul style="list-style-type: none"> <li>• Established suburban areas</li> <li>• Largely detached dwellings</li> </ul>	<p><b>Residential suburban zone:</b></p> <ul style="list-style-type: none"> <li>• Single or two storey detached or semi-detached houses</li> </ul>	<b>Residential suburban zone</b>

<sup>1</sup> See Table 14.2.1.1a in ODP for Zone descriptions.

Planning Standards Zone	Planning Standards Zone Description	Planning Standards General Characteristics	ODP Residential Zone Characteristics <sup>1</sup>	ODP Residential Zone Type
		<ul style="list-style-type: none"> <li>Separated from local services and centres</li> </ul>	<ul style="list-style-type: none"> <li>Captures 'traditional' housing stock</li> <li>Two storey limit, 35% coverage</li> </ul> <p><b>Residential new neighbourhood zone:</b></p> <ul style="list-style-type: none"> <li>Mostly two storey, some ODPs allow three</li> <li>Objective to create affordability and choice</li> <li>Minimum density of 15hh/ha, or ~460m<sup>2</sup> net</li> <li>Most site coverage between 40-45%</li> <li>Denser than RSZ, with 60m<sup>2</sup> less OLS</li> </ul> <p><b>Residential Banks Peninsula zone:</b></p> <ul style="list-style-type: none"> <li>Slightly less site density than RSZ – 400m<sup>2</sup></li> <li>Up to two storeys possible</li> <li>Same site coverage as RSZ</li> <li>Slightly less building dominance with greater setbacks</li> </ul>	<p><b>Residential new neighbourhood zone</b></p> <p><b>Residential Banks Peninsula zone [within urban environment – Lyttelton Township]</b></p>
<p><b>Medium density residential zone</b></p>	<p>Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.</p>	<ul style="list-style-type: none"> <li>Readily enabled density of at least 30hh/ha</li> <li>Two storey or more, including multiple units</li> <li>Detached or semi-detached options enabled</li> <li>Concentrated around commercial centres</li> </ul>	<p><b>Residential suburban density transition zone:</b></p> <ul style="list-style-type: none"> <li>Adjoins some commercial centres</li> <li>Multi-unit development &gt;30hh/ha possible</li> <li>Two storey limit, 40% site coverage possible</li> <li>Four units possible as PA</li> </ul> <p><b>Residential medium density zone:</b></p> <ul style="list-style-type: none"> <li>Adjoins some commercial centres and CBD</li> <li>Up to three storeys possible, some overlays enabled up to 8-10 storeys</li> </ul>	<p><b>Residential suburban density transition zone</b></p> <p><b>Residential medium density zone</b></p> <p><b>Residential new neighbourhood zone</b></p>

Planning Standards Zone	Planning Standards Zone Description	Planning Standards General Characteristics	ODP Residential Zone Characteristics <sup>1</sup>	ODP Residential Zone Type
			<ul style="list-style-type: none"> <li>No site density, <math>\geq 3</math> storeys is RDA [<i>'enabled'</i> under NPS-UD]</li> </ul> <p><b>Residential new neighbourhood zone:</b></p> <ul style="list-style-type: none"> <li>Regarding comprehensive development controls:</li> <li>20% of allotments in a subdivision may be 180-299m<sup>2</sup></li> <li>Specific ODPs allow for three storey development</li> </ul>	
<b>High density residential zone</b>	<i>Areas used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities.</i>	<ul style="list-style-type: none"> <li>Readily enabled density of at least 50 dw/ha</li> <li>Concentrated around centres</li> <li>Multiple units enabled</li> <li>At least 4 storeys enabled (&gt;16m)</li> </ul>	<p><b>Residential central city zone:</b></p> <ul style="list-style-type: none"> <li>Integrated CBD typologies enabled</li> <li>High storey typologies possible</li> <li>Target density of <math>\geq 1</math> unit per 200m<sup>2</sup> allotment – 50hh/ha, gross</li> </ul>	<b>Residential central city zone</b>

As per section 2 of the Act:

<p><b>relevant residential zone</b>—</p> <p>(a) means all residential zones; but</p> <p>(b) does not include—</p> <p>(i) a large lot residential zone;</p> <p>(ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment;</p> <p>(iii) an offshore island;</p> <p>(iv) to avoid doubt, a settlement zone</p>
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As per section 77F of the Act:

<p><b>urban environment</b> means any area of land (regardless of size, and irrespective of territorial authority or statistical boundaries) that—</p> <p>(a) is, or is intended by the specified territorial authority to be, predominantly urban in character; and</p> <p>(b) is, or is intended by the specified territorial authority to be, part of a housing and labour market of at least 10,000 people</p> <p><b>urban non-residential zone</b> means any zone in an urban environment that is not a residential zone.</p>
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## Proposed PC14 residential notification schedule

Built form standard	Directs no LN or PN permissible	Directs no PN permissible	No direction, full s95 possible
>3 units	<i>Meets Standards</i>		<i>Breaches Standards</i>
Height		<i>[MRZ: only Up to 3 units, otherwise full s95]</i>	
HIRB			
Setbacks - internal			
Setbacks - road			
Building coverage			
Outlook space			
Landscaping			
Windows to street			
Outdoor living			
Fencing			
Minimum unit size			
Habitable room			
Garaging / parking			
Waste & storage			
Fire fighting			
Building length			
Building reflectivity [operative RHZ]			
Mechanical ventilation			
Building length			
Building separation (HRZ)			
Building height minimum 7m (HRZ)			

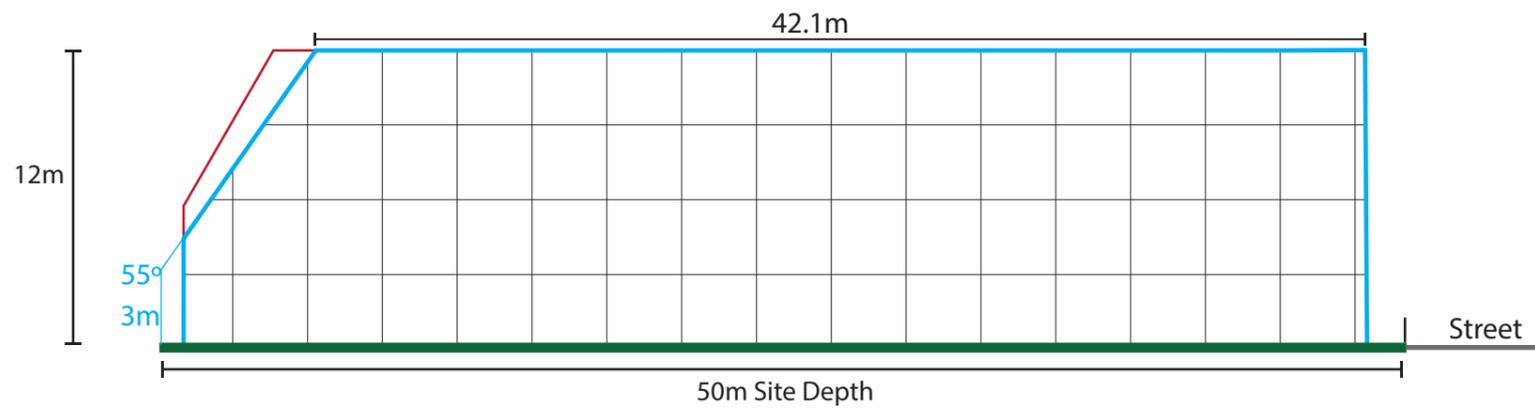
LN = Limited Notification, PN = Public Notification, HRZ = High Density Residential Zone

# Medium Density Residential Zone

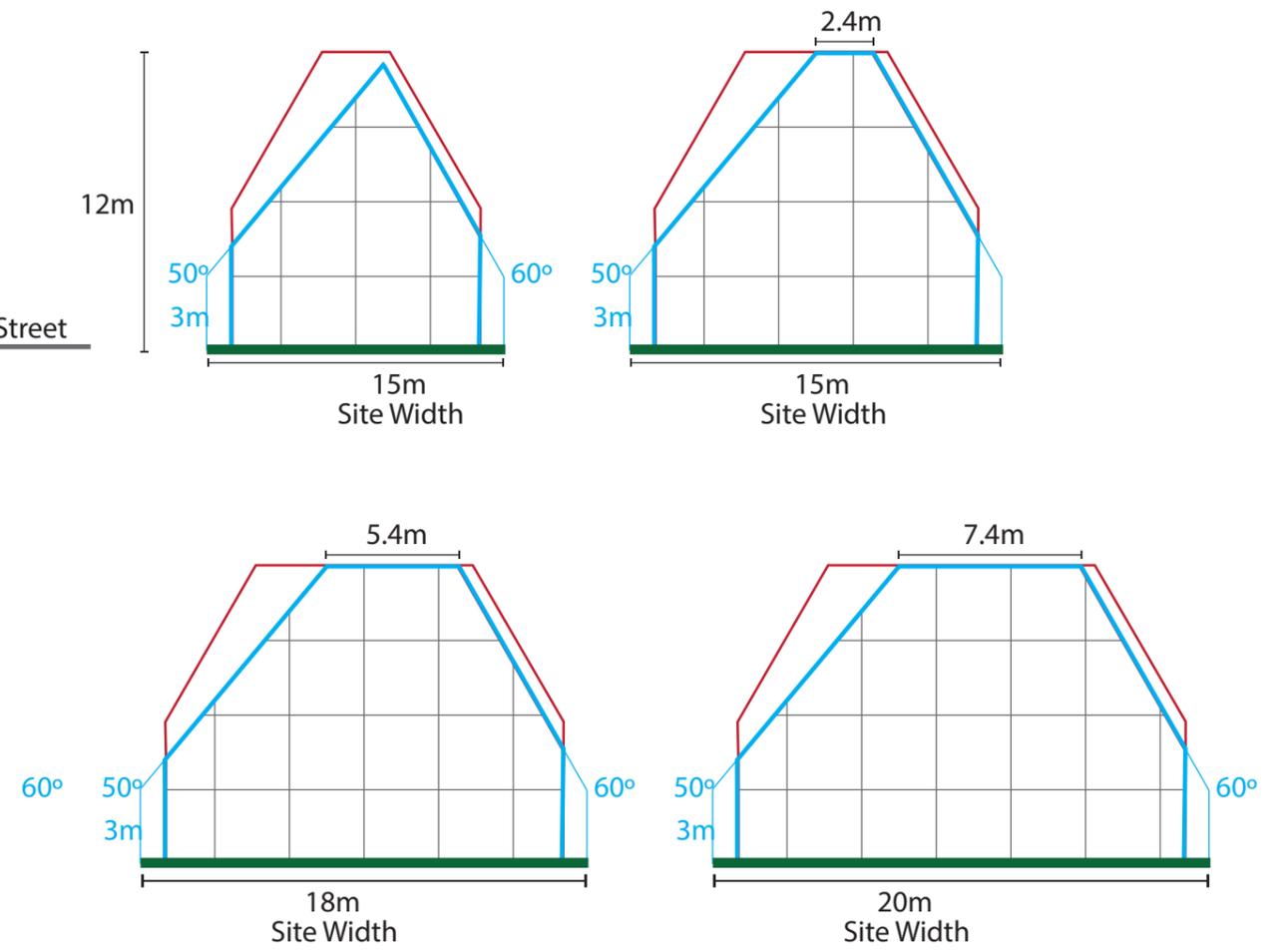
MRZ Height in Relation to Boundary (HIRB) Building Envelopes

- Proposed MRZ HIRB
- MDRS HIRB
- Grid lines drawn at 3m intervals

Site Side View



Site Front

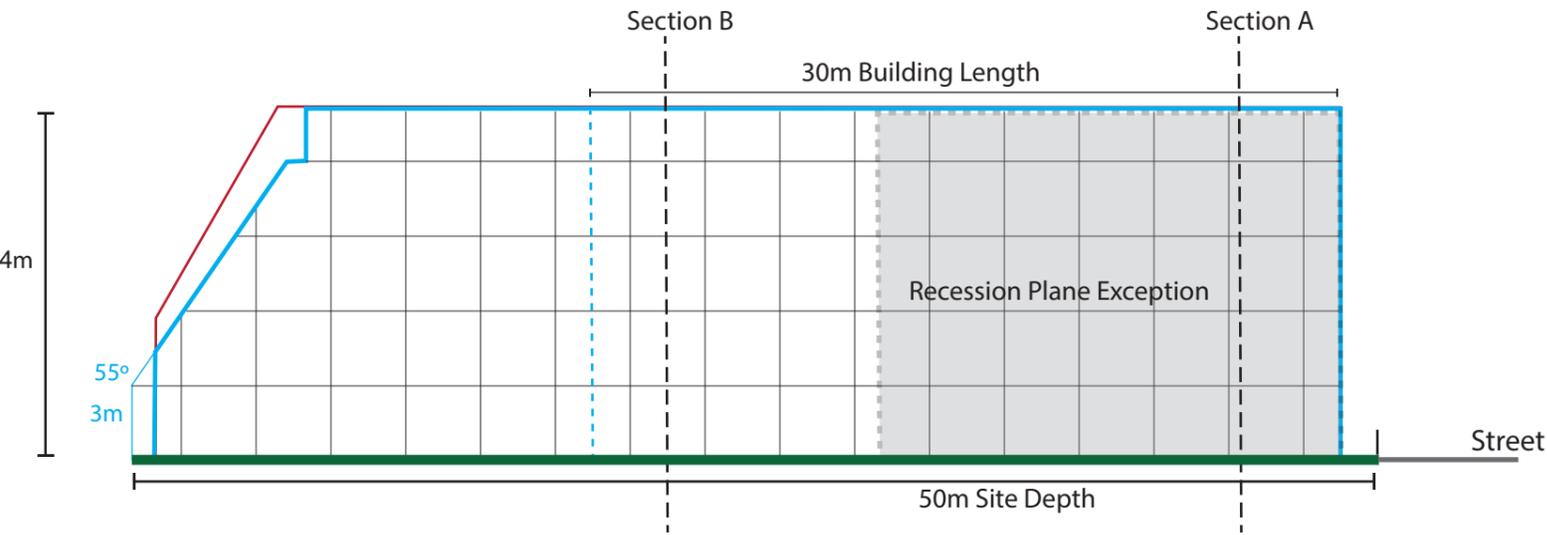


Medium Density Residential Zone -  
Local Centre Intensification Precinct

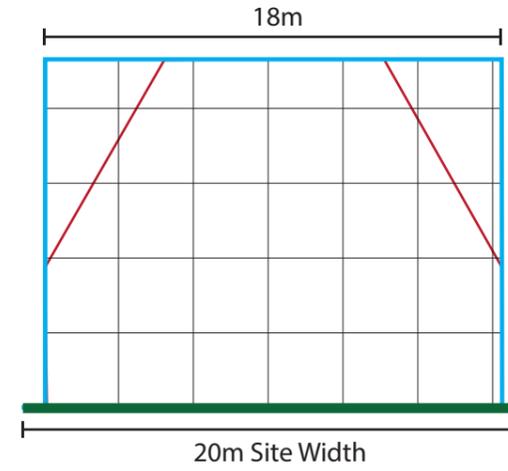
MRZ Height in Relation to Boundary (HIRB) Building Envelopes

- Proposed MRZ HIRB
- MDRS HIRB
- Grid lines drawn at 3m intervals

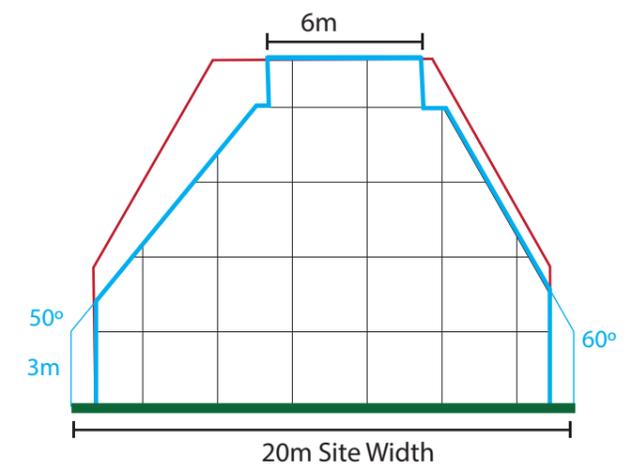
Site Side View



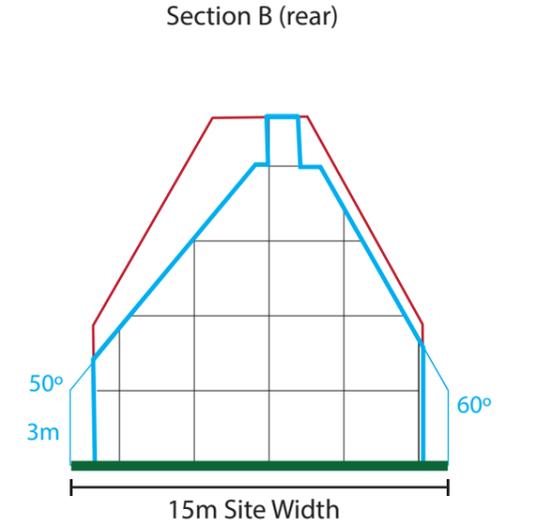
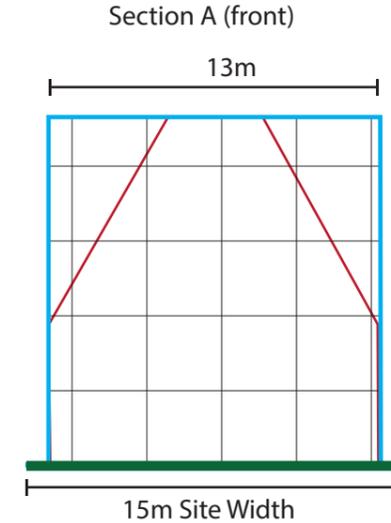
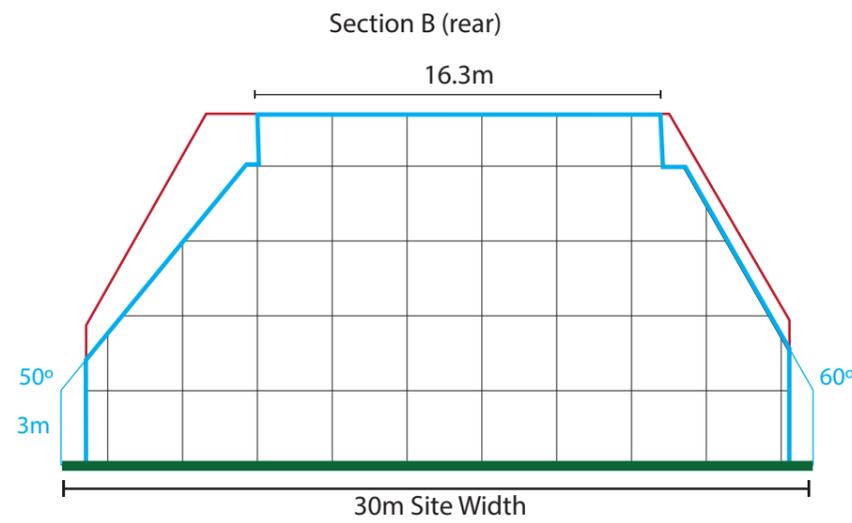
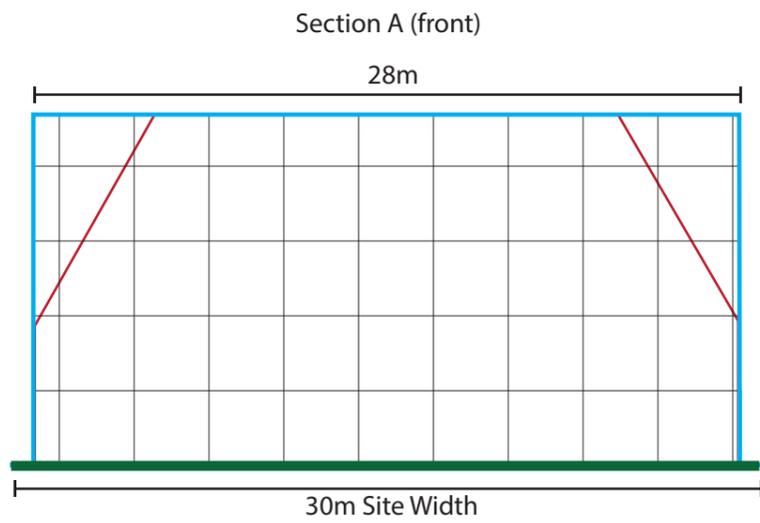
Section A (front)



Section B (rear)



Site Front View

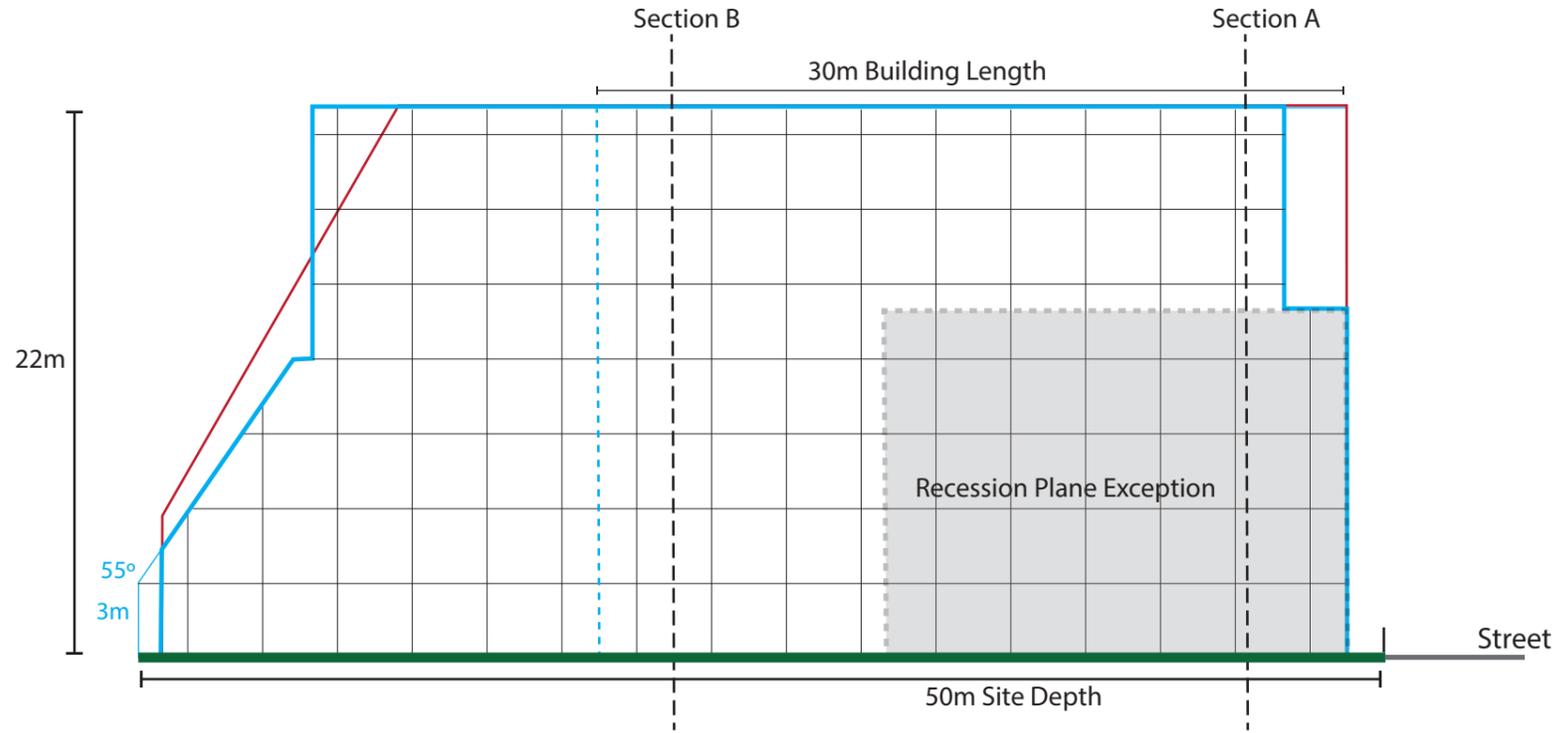


# High Density Residential Zone

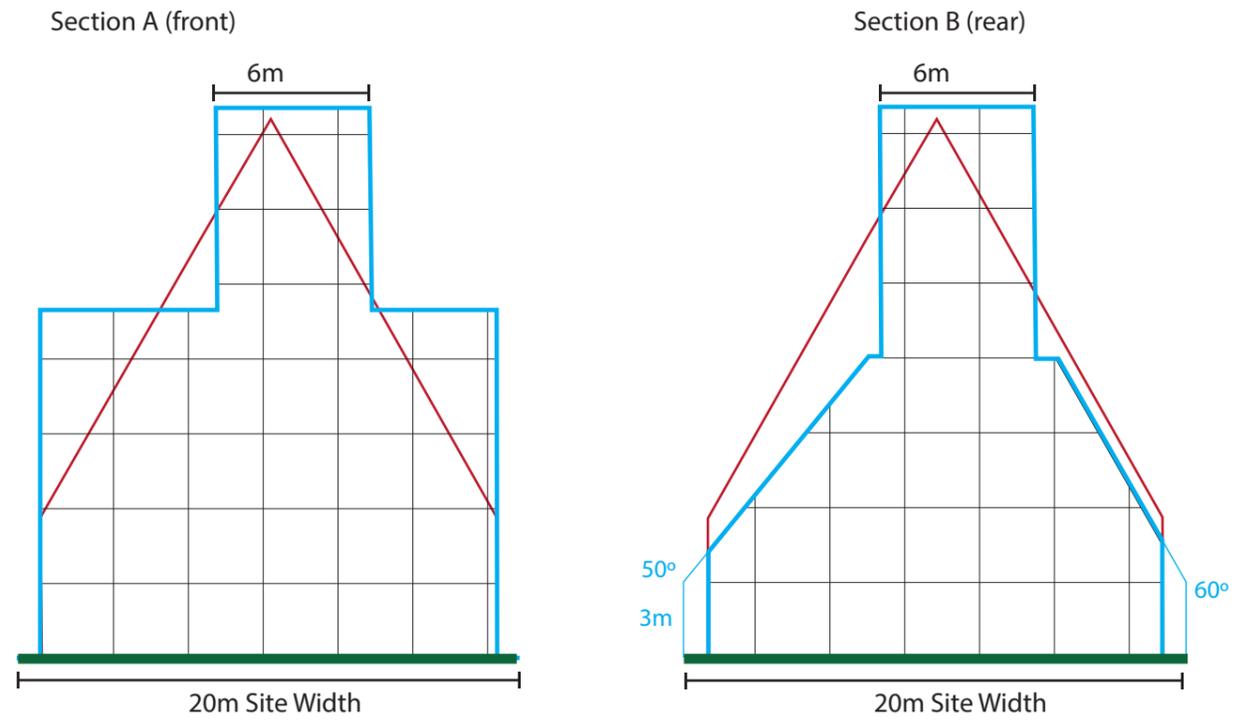
## HRZ Height in Relation to Boundary (HIRB) Building Envelopes

- Proposed MRZ HIRB
- MDRS HIRB
- Grid lines drawn at 3m intervals

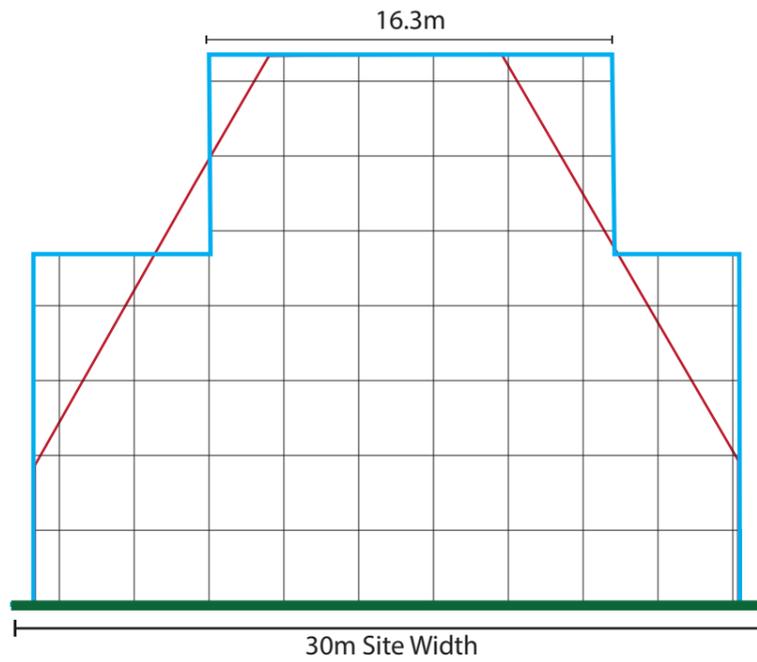
### Site Side View



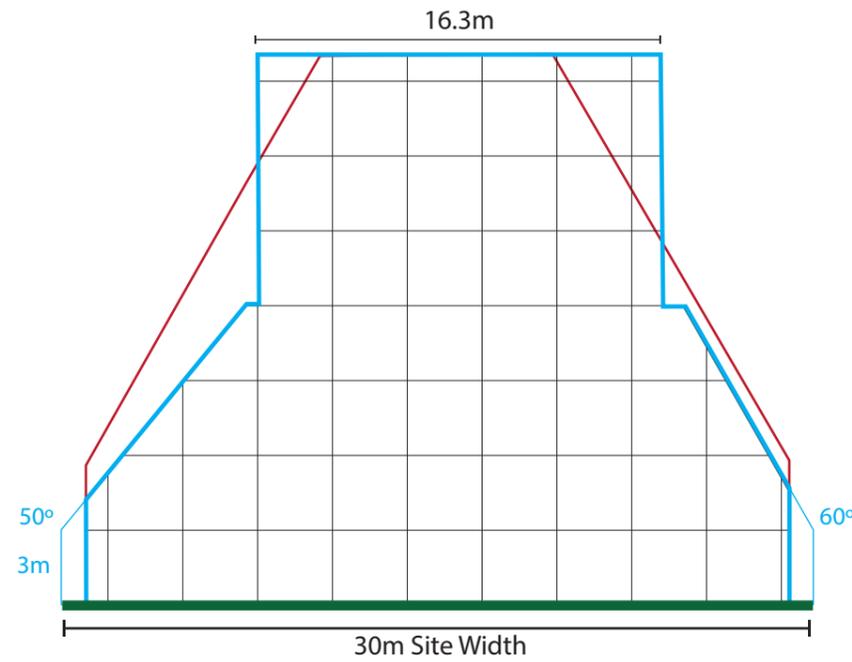
### Site Front View



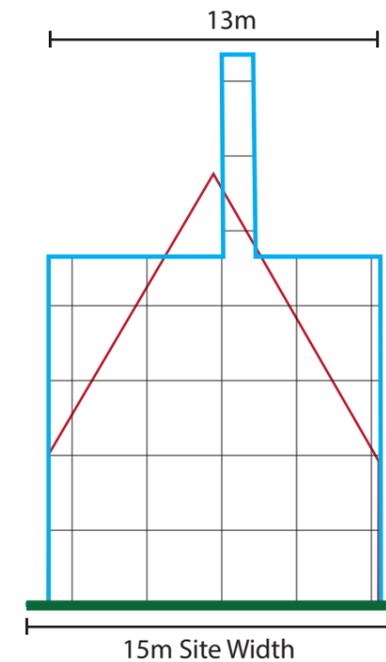
### Section A (front)



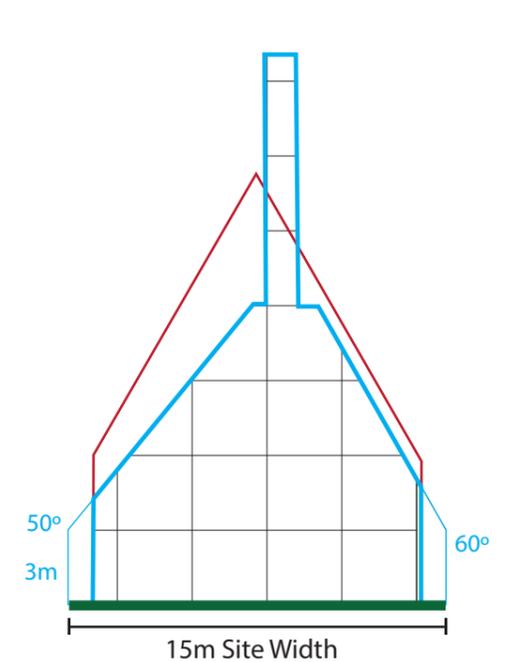
### Section B (rear)



### Section A (front)



### Section B (rear)

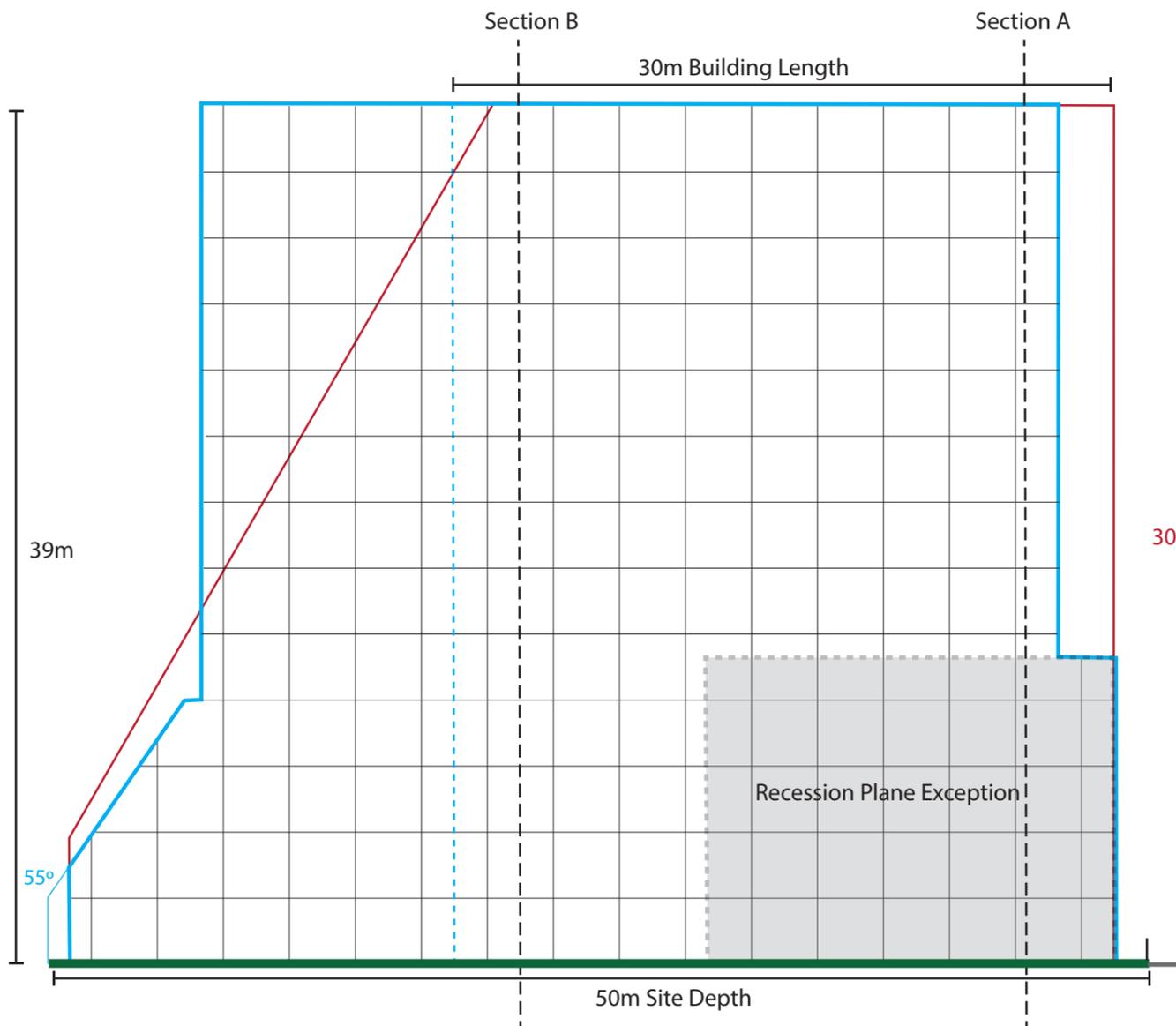


# High Density Residential Zone - Central City Residential Precinct

## HRZ Height in Relation to Boundary (HIRB) Building Envelopes

- Proposed MRZ HIRB
- MDRS HIRB
- Grid lines drawn at 3m intervals

Site Side View



Site Front View

