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Proposed Timaru District Plan 2022

Urban Design Matters

Final: 11th April 2024

Introduction

This memo has been requested by Timaru District Council to provide advice on urban design related matters raised by way of submissions to the Proposed Timaru District Plan 2022 (PDP). This memo seeks to assist Reporting Planners in their analysis of submissions whilst preparing their S42A Reports.

This memo discusses and responds to matters raised in submissions. It does not make recommendations on the submissions themselves as these are done by the Reporting Planners. However, to assist Reporting Planners, I have in some cases suggested changes to the PDP provisions from an urban design perspective.

1. Front Yard Fencing in General Residential Zone (GRZ) and Medium Density Residential Zone (MRZ)

Background

Rules GRZ-R10 and MRZ-R10 limit the height of fences which are within 2m of a site's road boundary, or a boundary shared with a public reserve, walkway or cycle to 1m above ground level or 1.8m where at least 45% of the fence is visually permeable. Submissions received either oppose these requirements for being too restrictive or have requested the height of solid fences to be increased to 1.2m above ground level to increase privacy whilst allowing adequate passive surveillance of public spaces. I have been asked to comment on the appropriateness of these rules.

Urban Design Perspective on Standard

Standards relating to front yard fences seek to enable the definition of property boundaries, provide privacy for dwellings whilst allowing for passive surveillance of streets. Heights of fences should be managed to minimise visual dominance of the street, immediate neighbours or adjoining public space.

I consider front yard fence standards as important for providing property definition against the street and public spaces (including the street) but if solid, they should be of a height that still enables passive surveillance and outlook from properties over public space. The average standing height of a person is around 1.65m, therefore a height of up to 1.2m for a solid fence height is considered acceptable as a balance between privacy needs and the ability for passive surveillance over public spaces. Above this height I agree with the intent of the notified 45% visually permeable standard, but consider a 50% visually permeable standard easier to administer.

Benchmarking:

- New Plymouth Proposed District Plan – Appeals Version 2023: GRZ-S9 and MRZ-S10 require within a front yard, 1.4m tall for solid fencing and 1.8m tall fences if at least 50% visually open as viewed perpendicular to the street, in both General Residential and Medium Density Residential Zones.
- Selwyn District Plan – Partially Operative Version 2023: GRZ-R6 requires within 4m of a road boundary, a maximum height of 1.2m and a maximum height of 1.8m provided at least 50% of the fence is permeable in the General Residential Zone. The standard is the same for the Medium Density Residential except the within 1.5m of a road boundary in accordance with MRZ-R5.
- Christchurch District Plan – Operative 2017: Standard 14.5.2.10 requires in the setback from a road boundary, fences shall be 1m where less than 50% of the fence structure is visually transparent and 1.8m where at least 50% of the fence structure is visually transparent in Medium Density Zone. The maximum fence height in any setback from a road boundary shall be 1.8m in the Residential Suburban Zone in accordance with 14.4.2.10.

My recommendations for this standard are:

Any Fence within 2m of a site's road boundary or boundary shared with a public reserve, walkway or cycleway is:

- No higher than **1.2m** above ground level; or No higher than 1.8m above ground level where at least **50%** of the fence is visually permeable.

2. Medium Density Residential Zone and the Medium Density Residential Standards (MDRS)

Background

There is no requirement for Timaru District Council to include the Medium Density Residential Standards (MDRS) from the Resource Management Amendment Act 2021. However some submissions have sought the built form standards in the MRZ chapter be replaced by the MDRS. I have been asked to comment on the appropriateness of applying MDRS standards in the Timaru context at a broad level. This section also considers height and setback standards more specifically, with other MDRS standards considered in the following sections.

Urban Design Perspective on Standard

Medium density is a term for a category of residential development. Within the term there is an implied metric for density (often not explicitly defined and can differ across different councils, cities, countries) and a typology of building (usually attached housing but also includes low-rise apartments).

The MDRS were introduced to satisfy housing supply issues primarily in Tier 1 Council areas. Therefore, there is no requirement for Timaru to adopt these standards. If there is no current or foreseeable housing supply issue facing Timaru, rather than include a selection of the standards from the MDRS, I consider a better approach would be for Timaru District to define its desired outcomes for medium density and create a locally responsive suite of controls. This approach is better than cherry picking certain standards from the MDRS that might be suitable.

Specifically, submissions to the PDP have asked for a more nuanced approach to roof pitch up to the permitted building height of up to 12m to align with the MDRS and for new building setback rules for side and rear boundaries to align with the MDRS.

- *Permitted Height*

The notified permitted height of the MRZ is 12m, which is ultimately the same as the MDRS (11m + additional 1m for pitched roof).

Permitted height controls in zones create an expectation of acceptable storey heights. Within the MRZ, up 4 storeys is currently permitted by the notified standard with a 12m permitted height (assumed 3m floor to floor heights). If 3 storey outcomes are intended in the MRZ, then a 11m height limit should be introduced and/or roof pitch controls with a 12m height limit, as the MDRS does, to create better clarity on 3 storey expectations.

- *Setbacks*

There are currently no building setback rules in the MRZ (it is noted there is a road setback of 2m in the GRZ). It is understood building setbacks are usually used to maintain built character outcomes of space between buildings as well as space between buildings and the street to accommodate landscaping that contributes amenity to both the street and the site.

Recession planes apply in the MRZ and in many cases recession planes can result in the setback of buildings from boundaries in order to position buildings efficiently within the envelopes recession planes create. However recession planes are measured from the boundary, therefore there is the ability for buildings to be built up to side and rear boundaries at ground level in the MRZ as these recession planes apply from a height of 3.5m at the boundary (except the front boundary). Of note they apply from a height of 2.5m in the GRZ, which is a height that does not allow for the establishment of a ground floor or single level building.

Given the above, gaps between buildings would be better for daylight entry, space between buildings for access and landscape planting (refer Attachment 2). The only exception to this would be for integrated multi-unit medium density housing schemes

where terraced housing or zero-lot housing/duplexes could be created that shared building walls at the boundary through a comprehensive design approach. The MDRS includes a recession plane of 4m +60 degrees along with a 1m setback, which then avoids the possibility of buildings being built up to the boundary at ground level. I consider a similar approach that includes setbacks to be suitable for the MRZ (refer Attachment 3).

The MRZ in Timaru is still currently characterised with detached homes rather than attached residential buildings. A zero-lot approach where buildings can be built up to side boundaries may not be the most suitable way to transition towards smaller lots and medium density housing as they may result in adverse effects of shading and dominance on adjacent sites. It would be better for medium density housing to become more prevalent and accepted housing form and lifestyle before the ability for further compactness is introduced.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: Permitted height of 11m + 1m for roof pitch in the Medium Density Residential Zone. Building setback of 1.5m from the road boundary and 1m from side boundary in the Medium Density Residential Zone in accordance with MRZ-S1.
- Selwyn District Plan – Partially Operative Version 2023: Permitted height of 11m + 1m for roof pitch in the Medium Density Residential Zone. Building setback of 1.5m from the road and 1m internal boundaries in the Medium Density Residential Zone in accordance with MRZ-REQ4.
- Christchurch District Plan – Operative 2017: Permitted height of 11m with a maximum of 3 storeys in the Residential Medium Density Zone in accordance with 14.5.2.3. Building setback of 2m from the street in the Residential Medium Density Zone in accordance with 14.5.2.9; and setback from internal boundaries of 1m in accordance with 14.5.2.7.

My recommendations for this standard are:

- MRZ Permitted Height: If 3 storeys is the intended built outcome, then an 11m permitted height standard is recommended or if increased height is desirable for roof articulation but not additional storey heights then a 12m permitted building height could be used but must be associated with roof pitch angle controls.
- MRZ Building Setbacks: I recommend setbacks be introduced. These could be the MDRS setbacks of 1.5m front yard setback and 1m side yard setbacks. I also suggest in conjunction with setback standards in the MRZ that assessment criteria relating to infringements to setback standards should enable integrated, multi-unit medium density developments to be built to side boundaries where other on-site amenity and streetscape character are still achieved.

3. Outlook Space

Background

The MRZ chapter does not include a standard requiring minimum outlook spaces but some submitters have sought for one to be introduced into the MRZ, GRZ, CCZ, TCZ, NCZ and MUZ.

Urban Design Perspective on Standard

Outlook controls enable habitable rooms within dwellings to have a sense of space, daylight and visual amenity. The standard also enables a reasonable level of privacy between different habitable rooms and buildings to be achieved. An outlook standard is important as residential living becomes denser and greater proximity between buildings result.

Outlook standards are helpful in establishing expectations so baseline levels of residential amenity can be achieved in new, denser dwellings. I consider it is a good idea to introduce outlook standards into zones where more intensive residential living is likely to occur (i.e terraced and apartment living). It also makes sense from an urban design perspective to introduce these into the Mixed Use Zone (MUZ) for developments that include the potential for residential living.

Some of the benchmark district plans have included the outlook standards from the MDRS, however I consider it better for

outlook controls to be more generous than the MDRS. A greater outlook distance reduces the perceptions of enclosure and building dominance. I consider managing these issues at a time when Timaru seeks to attract medium density and apartment living is important rather than the issues of housing supply and land scarcity that underlie the MDRS and Tier 1 Council locations.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: Outlook standard of 6m deep x 4m wide for principal living room, 3m x 3m for principal bedroom and all other habitable rooms 1m x 1m in the Medium Density (MRZ-S7) and General Residential Zones. But no outlook standards in their Mixed Use, Town Centre and City Centre Zones.
- Selwyn District Plan – Partially Operative Version 2023: Outlook standard of 4m x 4m from a principal living room and 1m x 1m for all other habitable rooms in the Medium Density Zone (MRZ-REQ9). There are no outlook standards in the Mixed Use and Town Centre zones.
- Christchurch District Plan – Operative 2017: Proposed Plan Change 14 introduces an outlook standard of 4m x 4m from a principal living room and 1m x 1m for all other habitable rooms into the Residential Medium Density (as 14.5.2.8), Local Centre, Neighbourhood Centre, Mixed Use, Town Centre and City Centre Zones.

My recommendations for this standard are:

- I recommend the inclusion of an outlook control at the more generous end of the scale already within District Plans, such as that in the New Plymouth Proposed District Plan – Appeals Version 2023.

4. Minimum Residential Unit Sizes

Background

The MRZ, TCZ and CCZ chapters do not include a standard that sets minimum unit sizes for dwellings but some submitters have sought that one is introduced requiring a minimum unit size of 35sqm for a residential unit containing one habitable room or 45sqm for a residential unit containing more than one habitable room.

Urban Design Perspective on Standard

Minimum dwelling sizes assist with ensuring dwellings are functional and of a sufficient size for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

Well-sized apartments enable greater flexibility and adaptability for their occupiers over their lifetimes and support a wider range of lifestyles and life stages for those who live in them. There is a balance to strike with size standards however, as the larger the minimum sized apartment, the larger the perceived cost for developers (and subsequently buyers). The minimums requested in the submissions are generally consistent with those found in other District Plans across the country.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: Minimum residential unit sizes of 30sqm for studios or 45sqm for one or more bedrooms in the Town Centre (TCA-S7) and City Centre Zones (CCA-S4). There are no minimum residential unit sizes in the Medium Density Zone.
- Selwyn District Plan – Partially Operative Version 2023: No minimum residential unit sizes in the Town Centre and Medium Density Zones.
- Christchurch District Plan – Operative 2017: Minimum residential unit sizes of 35sqm for studio, 45sqm for 1 bedroom, 60sqm for 2bedroom, 90sqm for 3 or more bedrooms in the Medium Density Residential Zone (14.5.2.12). No minimum residential unit sizes in the City Centre Zone. Proposed Plan Change 14 introduces minimum net floor areas for residential units in the Local Centre Zone of 35sqm for studio, 45sqm for 1 bedroom, 60sqm for 2bedroom, 90sqm for 3 or more bedrooms

My recommendations for this standard are:

- Take a similar approach to the Christchurch District Plan which sets out minimums for studios through to 3-bedroom units and using their minimums. This establishes clear direction on minimum expectations as Timaru is at the start of its medium density and apartment journey.

5. Verandah and Active Frontage Requirements South of George Street

Background

CCZ-S3 requires the provision of a verandah meeting specified requirements for building facades that front Stafford Street. CCZ-S4 requires active street frontages except for residential activities within the Southern Centre Precinct. I have been asked to consider whether it is appropriate for sites within the CCZ but south of George Street to be exempt from these requirements; and in particular, whether the standards should reflect the existing built form in that area or instead seek to change the character of the wider area over time. I am also aware that submitters have requested the removal of the Southern Centre Precinct from CCZ, which expressly allows for residential at ground floor (via CCZ-R5).

Urban Design Perspective on Standard

- Verandahs

Verandahs provide pedestrians with weather protection/amenity along main streets; protect shopfront windows from sun/glare; as well as contributing towards maintaining the established built form and retail character of Stafford Street. Gaps (without good reason) along a generally consistent verandah edge can negatively affect the continuity of the pedestrian experience, potentially reducing the length of mainstreet pedestrians may otherwise travel. Continuity of verandah provides both environmental comfort/amenity as well as legibility/awareness of the presence of retail, services and mainstreet activities (refer Attachment 4 for a map of existing verandahs location along Stafford Street).

- *Active Frontages*

Active street frontages are a fundamental edge condition for pedestrian friendly areas, such as main streets and public spaces. Active street frontages at ground level enable intervisibility between building interiors and exteriors (the street), which allow for window browsing and passive surveillance. These are important in areas that seek to support pedestrian footfall and encourage retail and hospitality (refer Attachment 4 for a map of existing active street frontage along Stafford Street).

- *Stafford Street Characteristics*

Stafford Street does appear as a mainstreet with 'two halves'. The George Street intersection is where retail continuity and pedestrian activity is currently observed to reduce along Stafford Street, when travelling southwards. South of George Street currently has less retail frontage, more vacancies, gaps in a consistent building edge to the street and generally less street vitality (refer Attachment 5 for photos of current Stafford Street characteristics).

It is noted the Timaru Theatre Royal Building (122 Stafford Street) is currently being refurbished. It is hoped this project can act as a catalyst to reinvigorate the southern part of Stafford Street.

From an urban design perspective, the answer to whether standards should reflect the existing built form or instead seek to change the character of the wider area over time is dependent on whether the intended 'change of character' has been well expressed in the PDP and understood in order for future development to contribute towards achieving it.

At present, I do not think an alternative to the current retail environment has been expressed in this way that is also supported by a suite of standards and/or design guidance. As a result I consider it is suitable to treat Stafford Street consistently across its full length until such a time an alternative outcome has been fully developed for inclusion into the PDP (potentially by way of subsequent plan change). This includes the consistent application of verandah and active frontage controls along its length. Should residential activity at ground floor be desired that results in infringements to active frontage and verandah controls, the design suitability can be assessed by way of resource consent. It is noted residential above ground floor is permitted in the CCZ.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: At CCZ-S2 is a Defined Pedestrian Frontage Requirement that covers both verandahs, glazing requirements of 75% of the ground floor elevation, entrances and the avoidance of vehicle access along identified street edges within the City Centre zone that are focused around two 'main streets' as well as perpendicular connecting streets (approximately 14 blocks – partially or entirely). Of note, these controls are located along existing retail streets (Devon Street, Currie Street) as well as streets where future retail and pedestrian oriented activities are likely to be located/enhanced (i.e Ariki Street).
- Selwyn District Plan – Partially Operative Version 2023: At TCZ-REQ6, there is a requirement in the Town Centre Zone for every building adjoining a road boundary to have a verandah (except for conversions of all or part of an existing residential unit for commercial use), with similar requirements to Timaru except there is no minimum or maximum height. At TCZ-REQ8 Active Frontage standards applies to new buildings and modification of existing buildings, which generally relate to at least 50% active frontage at ground level.
- Christchurch District Plan – Operative 2017: The Central City Business Zone includes Verandah requirements under 15.10.2.2 (but referenced as new 15.11.2.2) introduced by Proposed Plan Change 14. However I am unable to find the relevant maps to see where they apply. The rule does not include any design requirements or dimensions. Active Frontage requirements under 15.10.2.1 (but referenced as new 15.11.2.1) introduced by Proposed Plan Change 14 relate to sites identified as the Core in planning maps require buildings to be built to the boundary but there are no minimum requirements for glazing.

My recommendations for this standard are:

- Retain CCZ-S3 in its current form, which requires verandahs along all building facades fronting Stafford Street.
- Retain CCZ-S4 in its current form, which requires active frontages within the CCZ. It is anticipated that this standard will still apply even if the Southern Centre Precinct is removed, as requested by submissions.

6. Minimum Outdoor Living Space (Above Ground in City Centre Zone)

Background

The CCZ-S5 requires provision of a minimum outdoor living space in the form of a 12sqm balcony with a minimum dimension of 1.5m. I have been asked to consider whether reducing this to 8sqm and/or increasing the minimum dimension to 1.8m is appropriate.

Urban Design Perspective on Standard

Outdoor living space enables apartments above ground to provide amenity to residents by enabling access to sun, outlook, overlooking of street and communal spaces. They also offer residential amenity through the ability for outdoor living that includes having plants, drying washing and bbq space. From the exterior, balconies can also contribute positively to the design and expression of building facades.

I consider the minimum 1.8m dimension better than 1.5m. This is because 1.8m allows for greater flexibility of outdoor furniture to be comfortably accommodated on balcony spaces (see Attachment 6 for a comparison between these two minimum dimensions in 8sqm and 12sqm scenarios, with some typical outdoor furniture). In terms of total area, there may be merit in increasing it as apartment sizes (by bedroom) increase. This is because there is likely to be more inhabitants using this balcony space, the larger the apartments get, thus requiring more space.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: The City Centre Zone does not include minimum areas

for outdoor living.

- Selwyn District Plan – Partially Operative Version 2023: There is no City Centre Zone in the Selwyn District Plan and there are no minimum areas for units in their Town Centre Zone. Their Medium Density Zone includes 20sqm with a 3m minimum dimension for units at ground level and 8sqm with a minimum dimension of 1.8m for balconies and decks above ground level at MRZ-REQ8.
- Christchurch District Plan – Operative 2017: In the Residential City Centre Zone, each residential unit shall provide an on site outdoor living space of at least 24sqm that can be provided through a mix of private and communal areas at ground level or in balconies provided that each unit shall have a private outdoor living space of least 8sqm with each outdoor living space having a minimum dimension of 4m at ground level or 1.5m when provided by a balcony in accordance with 14.6.2.9.

My recommendations for this standard are:

- A 1.8m minimum (depth) dimension rather than 1.5m.
- A minimum area of 8sqm with a minimum dimension of 1.8m for balconies and decks above ground level for studio and 1 bedroom units. I suggest a minimum of 12sqm could apply for units of 2 bedrooms in size and greater.

7. Streetscape & Amenity Values in General Industrial Zone

Background

GIZ-P3 is concerned with streetscape and amenity values. I have been asked whether these considerations are relevant to the purpose of the GIZ and whether landscaping should only be required where there is a development/activity with visual effects requiring mitigation. Views have been expressed in submissions that landscaping along all road frontages and zone boundaries on GIZ land is unnecessary.

Urban Design Perspective on Policy

Whilst there is a broad expectation that the General Industrial Zones (GIZ) will have less amenity than more sensitive zones, the General Industrial Zone does have residential, open space, mixed use and (some) city centre zone interfaces. Some of these interfaces are at side and rear boundaries and others are across roads.

In addition to the management of activities between zones - streetscape/street ch2racter and broader environmental outcomes with regard to tree coverage, climate change and biodiversity are aspects that can receive benefits from landscaped edges. Increasing planted area generally across the district is considered positive and planted front boundaries in General Industrial areas are seen as a boost to amenity for a range of groups such as adjoining sensitive uses, pedestrians, birdlife and fauna.

The character and qualities of the GIZ zone are set out at GIZ-O2 and therefore the importance of managing interfaces with Residential and Open Space and Recreation along with landscape planting along road frontages is clear. I consider the front yard/road boundary and Open Space and Recreation Zone boundary landscape planting mentioned in GIZ-P3 to be acceptable and appropriate at a policy level to manage (expectations on) streetscape and amenity values. Streets and open spaces/reserves are public areas and their community amenity value can be impacted by poorly managed interfaces.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: General Industrial Policies 5 & 6 concern themselves with appropriate scale and form of development as well as on-site amenity and streetscape amenity.
- Selwyn District Plan – Partially Operative Version 2023: General Industrial Policies 5 & 6 concern themselves with appropriate scale and form of development as well as character and amenity of adjoining residential and rural areas.
- Christchurch District Plan – Operative 2017: Industrial Policy 16.2.3.2 – Managing Effects on the Environment also

includes reference to landscape and screening, along with consideration of interfaces with streets, rural and residential areas.

My recommendations for this standard are:

- Retain GIZ-P3 in its current form.
- Retain relevant standards that support GIZ-P3.

8. Colour & Reflectivity in General Industrial Zone

Background

A list of colours and level of reflectivity are included in GIZ-S4 for any façade of building that is visible from and within 50m of the General Residential Zone. Submissions received have asked to delete colours from GIZ-S4. I have been asked to consider the appropriateness of these colours for this standard.

Urban Design Perspective on Standard

The appearance of expansive roof and building face areas can impact visual amenity values, particularly in sensitive receiving environments. Controls on colour and reflectivity are ways to manage this.

The management of large expanses of façade and roof in the GIZ from sensitive receptors which can include outstanding or cultural landscape areas, residential character/heritage areas and/or other identified areas, has merit. Typically controls on colour seek to ensure development can better integrate into landscape/visual receiving environments or ensure they are visually recessive (rather than dominant).

In terms of managing reflectivity, the desire to control this can be attributed to the brightness or whiteness of highly reflective colours that can then also appear in contrast to their visual surroundings.

It is understood via discussion with the Timaru District Council Policy team that this rule has its origins in the Washdyke Industrial Area Plan Change.

Benchmarking

- New Plymouth Proposed District Plan – Appeals Version 2023: There are no rules regarding colour and reflectivity in the General Industrial Zone
- Selwyn District Plan – Partially Operative Version 2023: There are no rules regarding colour and reflectivity in the General Industrial Zone
- Christchurch District Plan – Operative 2017: There are no rules regarding colour and reflectivity in the General Industrial Zone

My recommendations for this standard are:

- If the reasons for why this rule was introduced to the Washdyke Industrial Area also apply across the GIZ for Timaru District than this rule should be retained in its current form. However if this is not the case, than a more flexible approach that would enable more choice and self-expression is to use the reflectivity control only is recommended. It is noted that the words: *"buildings to be a colour and reflectivity that does not detract from the amenity of Residential Zones"* is explicitly mentioned by GIZ-P3.4.

List of Attachments

1 Statement of Experience: Deb Lee Sang

2 Recession Planes + Setbacks – MRZ

3 Recession Planes + Setbacks – MDRS

4 Stafford Street Verandahs + Active Street Frontage, Existing Condition Map

5 Stafford Street Characteristics – Photos

6 Minimum Outdoor Living Space (Above Ground)

Attachment 1
Statement of Experience
Deb Lee Sang

My full name is Deborah Lee Sang. I am an Associate Urban Designer, employed at Isthmus Group Limited.

I hold a Bachelor of Planning (Hons) and a Master of Urban Design, both from the University of Auckland.

I am a Full Member of the New Zealand Planning Institute; a Member of the Urban Design Forum; a Member of the Auckland Urban Design Panel, 2021-2023; and Chair of the Auckland Urban Design Panel for the 2024-2026 term.

I have 20 years of planning and urban design experience and have been involved in precinct-based plans, urban regeneration, masterplans, integrated transport plans (land use & transport), urban design strategy, urban design review of development projects and urban design related planning policy.

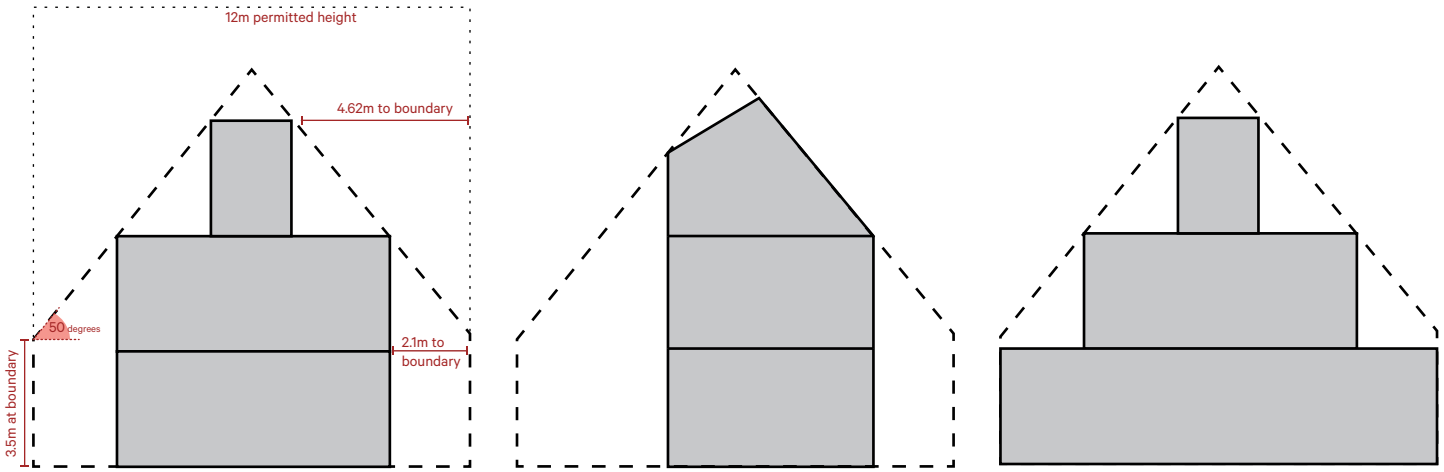
With regard to planning policy projects, I have been involved in:

- Proposed Auckland Unitary Plan, Urban Design Expert for City Centre Zone, Viaduct Harbour Precinct, Quay Park Precinct, 2015;
- Proposed Plan Change 67 (Hingaia 1 Precinct) to the Unitary Plan, Urban Design Advice, 2021;
- Proposed Plan Change 78 to the Auckland Unitary Plan, Urban Design Expert for Viaduct Harbour Precinct, 2023-Ongoing

Attachment 2

Recession Planes/Height in Relation to Boundary

PDP MRZ - 3.5m + 50 Degrees



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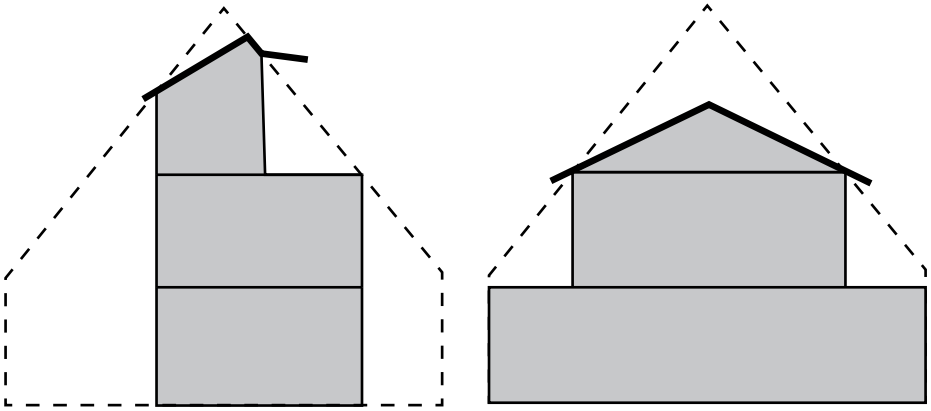

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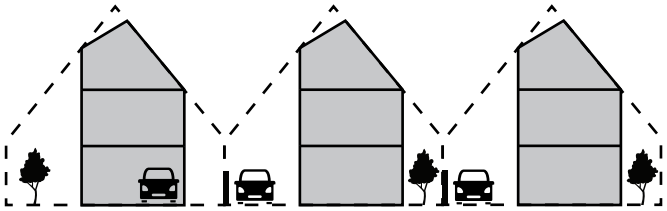
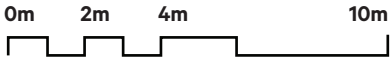


POSSIBLE STREET ELEVATION (NTS)



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380sqm Test Site

11.4m Wide Frontage

33.3m Deep

92 Church Street, Timaru

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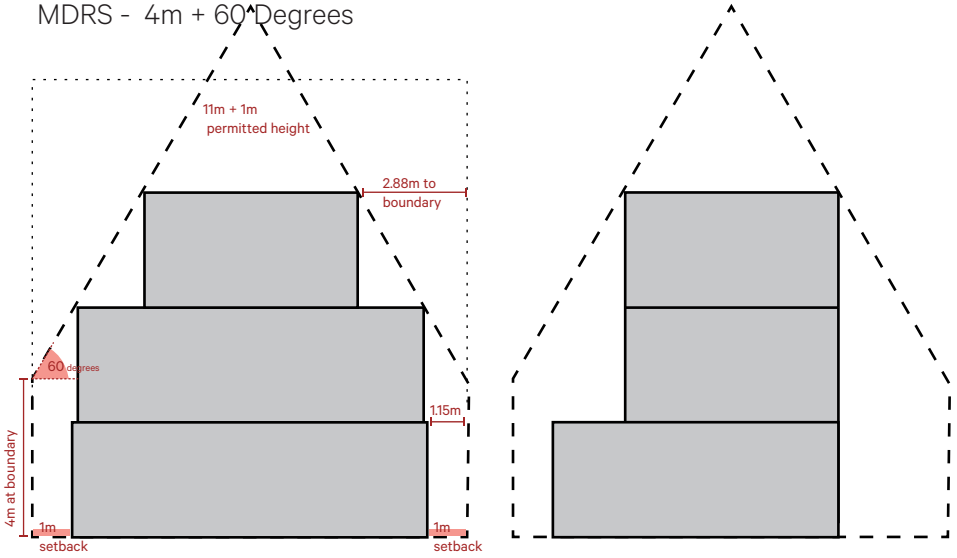
Attachment 3

Recession Planes/Height in Relation to Boundary

MDRS - 4m + 60 Degrees



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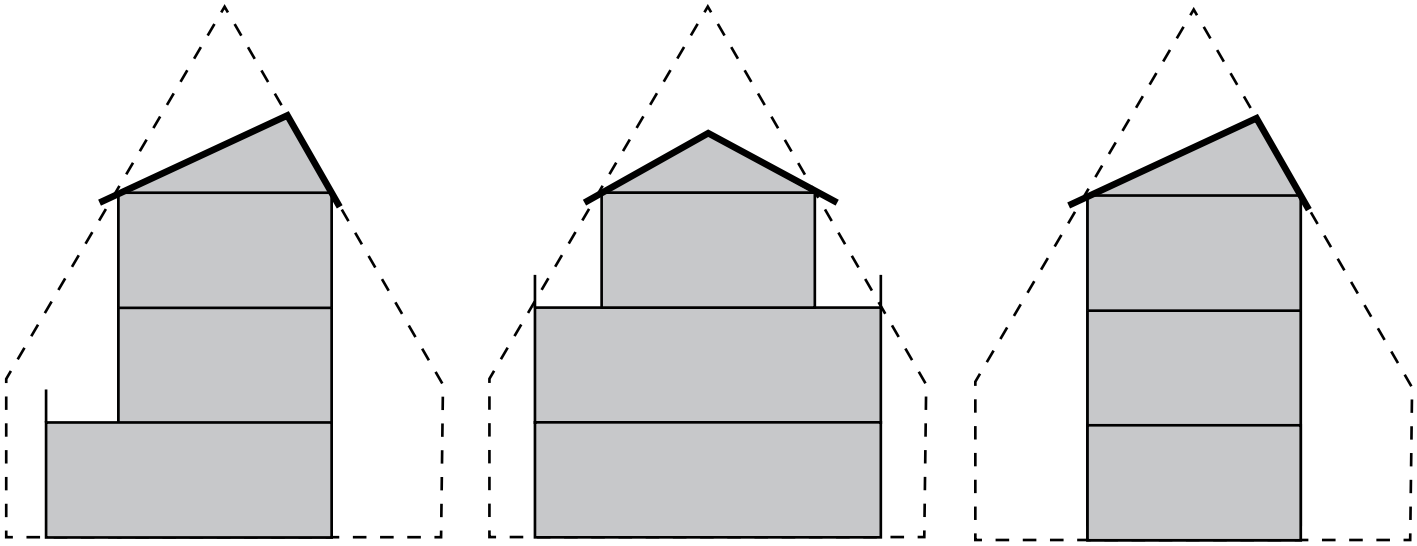

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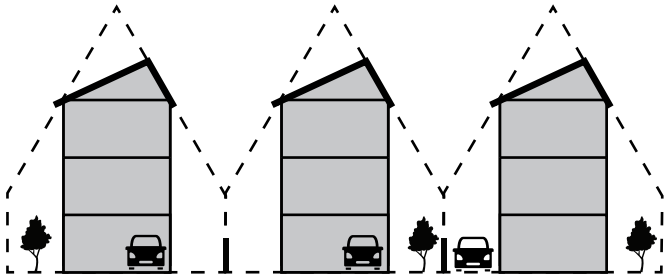
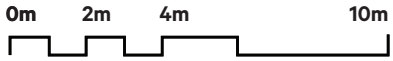


POSSIBLE STREET ELEVATION (NTS)



Scale: 1:200 @ A4

380sqm Test Site

11.4m Wide Frontage

33.3m Deep

92 Church Street, Timaru

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Attachment 4

Stafford Street Verandahs + Active Street Frontage
Existing Condition

CCZ Boundary
Southern Centre Precinct
Historic Heritage Area
Heritage Buildings
Existing Verandahs
Existing Active Street Frontage
Walking Radii
Train Station

Scale: 1: 8,000 @ A4

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Attachment 5
Stafford Street Characteristics
Photos

Stafford Street - North of George Street

Stafford Street - North of George Street

Stafford Street - George Street Intersection, Looking South

Stafford Street - South of George Street

Stafford Street - South of George Street

Stafford Street - South of George Street

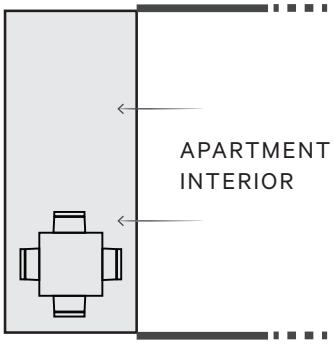
Attachment 6

Minimum Outdoor Living Space (Above Ground)

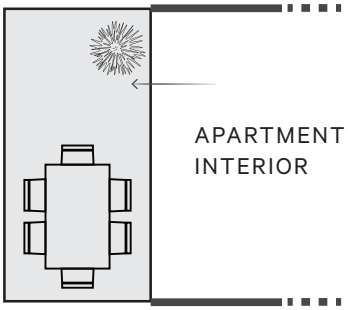
Testing Minimum Dimension of 1.5m and 1.8m with 8sqm and 12sqm Scenarios/Configurations

8 sqm total balcony area

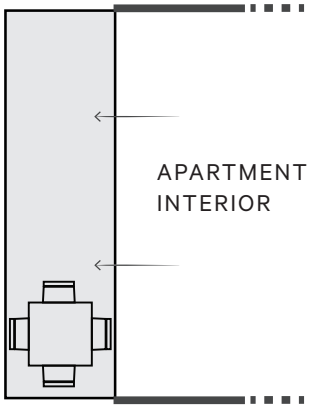
1.8m x 4.4m



2m x 4m

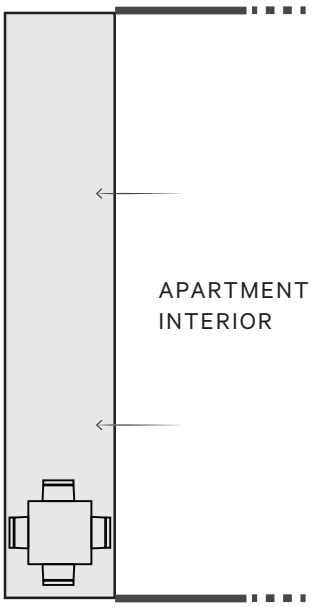


1.5m x 5.3m

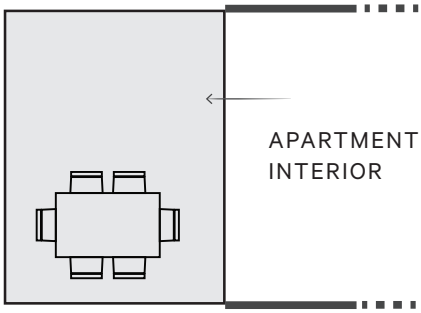


12 sqm total balcony area

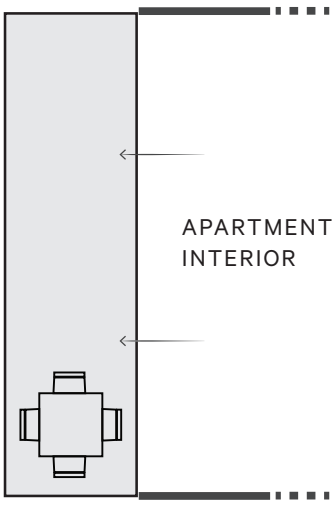
1.5m x 8m

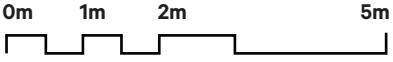


3m x 4m



1.8m x 6.6m





Scale: 1:100 @ A4

Isthmus.