BEFORE HEARING COMMISSIONERS
FOR THE PALMERSTON NORTH CITY COUNCIL

I MUA NGĀ KAIKŌMIHANA WHAKAWĀ
MO TE KAUNIHERA O PAPAIOEA

IN THE MATTER	of the Resource Management Act 1991
AND	
IN THE MATTER	of proposed Plan Change I: Increasing Housing Supply and Choice to the Palmerston North District Plan

SECTION 42A TECHNICAL REPORT OF DAVID CHARNLEY ON BEHALF OF PALMERSTON NORTH CITY COUNCIL

LANDSCAPE

Dated 25 July 2025

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A. EXECUTIVE SUMMARY

1. The key conclusions of my s 42A technical report are:

   (a) Sampling and general observations within my original landscape technical report highlight vegetation loss, reduction in permeable open space and contribution to street frontage quality and visual interest from residential development in Palmerston North.

   (b) The important landscape attributes to address within any proposed Medium Density Residential Zone ("**MRZ**") for Palmerston North are:

      (i) The retention of permeable open space;

      (ii) Reducing loss of and retention of existing vegetation;

      (iii) Utilising landscaping to provide ecosystem benefits; and

      (iv) Frontage quality and visual interest.

2. Following consideration of the submissions relevant to my expertise, I would support the wording of MRZ-P12 and MRZ-S5 being reviewed and amended to:

   (a) Include the words "where possible" to the end of "Encourage the retention and incorporation of existing vegetation in the landscape areas" (MRZ-P12);

   (b) Clarify MRZ-P12(b) by indicating a preference for indigenous vegetation and other plant species, including locally sourced plant species;

   (c) Include an additional clause in MRZ-P12 relating to providing vegetation ecosystem benefits including improving soil, air and water quality, managing and regulating stormwater and air temperature, and, providing for shade and shelter, food, habitat and increased biodiversity; and

   (d) Change the minimum height of MRZ-S5(3) to read as four meters after ten years for MRZ-S5(3) to align with other specimen tree performance standards found in other sections of the operative Palmerston North City Council District Plan ("**District Plan**").

B. INTRODUCTION

3. My name is David Regan Charnley.

4. I hold the role of Senior Urban Designer at Palmerston North City Council ("**the Council**") providing cross organisation design advisory relating to urban planning, public space projects and design review for resource consent.

5. I hold a bachelor's degree with honours in Landscape Architecture from Lincoln University and certificates in commercial horticulture and arboriculture from Manawatū and Waikato Polytechnics. I am a Registered Member of Tuia Pita Ora, New Zealand Institute of Landscape Architects.

6. I have over 30 years' work experience in the fields of horticulture, landscape construction, landscape architecture and urban design, both in private practice and in local government. I have extensive experience in residential, commercial and public space design, strategic policy, master planning and professional design review. In my role with the Council, I have carried out numerous urban design reviews for infill and multi-unit housing, and residential subdivision, particularly on matters relation to landscape and vegetation.

7. I have been involved in Plan Change I ("**PC:I"**) since early 2022, providing advice and assistance on the following matters:

   (a) Extent mapping to determine a proposed MRZ for pre-consultation engagement;

   (b) Developing models and explainer videos of how key MRZ standards might be applied for pre-consultation;

   (c) Conducting desktop sampling of various residential development densities in Palmerston North's Residential Zone to identify any landscape-related patterns resulting from residential infill development;

   (d) Undertaking general site observations of residential development within Palmerston North's Residential Zone;

   (e) Assessing relevancy of proposed Medium Density Residential Standards ("**MDRS**") landscape standards, although not required to be applied by

the Council but to determine where additional landscape standards will provide a better outcome; and

(f) The development and testing of the MRZ Standards.

8. I worked have alongside other technical experts engaged by the Council to report on landscape matters that informed notified provision for PC:I.

C. CODE OF CONDUCT

9. I confirm that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. I confirm that I have stated the reasons for my opinions in this report and have considered all the material facts that might alter or detract from those opinions.

10. Statements expressed in this report are within the scope of my expertise, except where I rely on the technical advice I have referred to in paragraph 15 of this report.

11. I have all the information necessary to assess the application within the scope of my expertise and am unaware of any gaps in the information or my knowledge.

D. SCOPE

12. My s 42A report addresses submissions on the retention of existing vegetation, landscape areas, specimen trees, shade and views.

13. In preparing this report, I have reviewed the evidence of other Council experts relevant to my expertise, including evidence on:

(a) Planning (Sarah Jenkin);

(b) Urban Design (Andrew Burns);

(c) Climate Change (David Watson); and

(d) Parks and reserves (Aaron Phillips).

E. RESPONSE TO SUBMISSIONS

14. I have considered the submissions and further submissions for PC:I. I have identified several issues related to my expertise, which I address in detail below.

15. My assessment of these submissions and their key themes is informed by desktop site sampling of residential development densities and typologies throughout Palmerston North, relevant policy frameworks and standards, and landscape observations detailed in my technical report dated 20 October 2024. The primary technical considerations underpinning my responses include:

    (a) Loss of vegetation;

    (b) Reduced permeable open space; and

    (c) Fencing and quality of frontage.

16. This technical framework provides necessary context for my responses to the submissions discussed below.

17. The submissions I have reviewed can be broadly categorised as follows:

    (a) Views that additional sites should be brought within PC:I;[1]

    (b) Views on vegetation and landscaping policy MRZ-P12;[2]

    (c) Views on landscaped area standards MRZ-S5 – including percentage of landscape areas (MRZ-S5(1), MRZ-S5(2); and

    (d) Specimen trees (MRZ-S53(3)), MRZ-S5(4).[3]

Extent of the proposed Medium Density Residential Zone

18. Mr Diprose **(SO80.1)** seeks removal from the MRZ extent from 158-170A Victoria Avenue, citing a location beyond 800m walking distance of a shopping area. I disagree, as the site is already located within Area B of Multi-Unit Housing Area

1 SO22.1, SO80.1, SO95.1, SO117.1, SO169.1.
2 SO137.29, FS06.21, SO184.24, SO194.22, SO199.25.
3 SO116.36, SO164.5, SO170.5, SO174.4, SO184.45, SO184.46, SO184.47, SO185.49, SO191.36, SO199.34, SO214.9.

(Map 10.6.3.3(a), located within 800m walking distance of the Outer Business Zone.

19. Ms Orange **(SO169.1)** requests the inclusion of 68 Fitzroy Steet in the proposed MRZ, arguing their lot is otherwise an island within it. The site was excluded due to not meeting the qualifying criteria of walking distance to bus stops, greenspace, schools and shopping areas. The current boundary forms a logical edge with adjacent lots (refer to Figure 1), and inclusion would result in 70 Fitzroy being surrounded by medium density housing along the east, north and west boundaries.

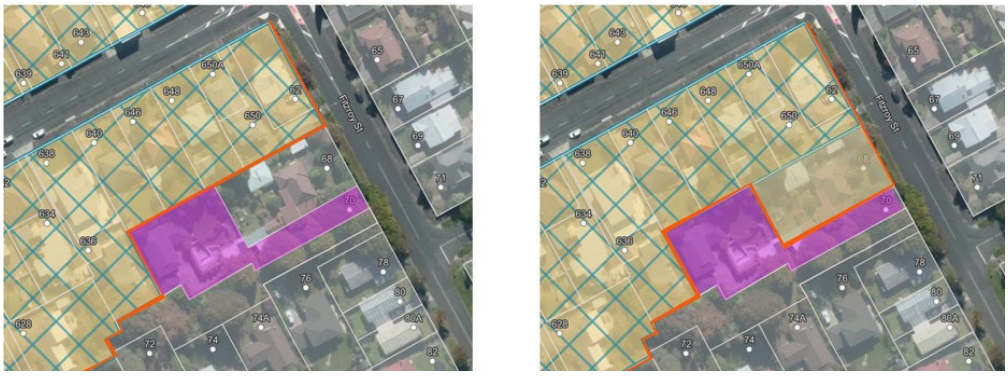


Figure 1 (On Left) 68 Fitzroy St excluded from MRZ. Proposed boundary around west and north boundary of 70 Fitzroy St (purple). (On Right) 68 Fitzroy St included into MRZ. Proposed boundary around west, north and east of 70 Fitzroy St (purple).

20. Mr Garstang **(SO117.1)** seeks amendment to the proposed MRZ to avoid splitting through the middle of residential blocks. The MRZ boundary is based on qualifying matters of walking distance to bus stops, greenspace, schools and shopping areas. Once combined, efforts have been made to align the MRZ boundary logically with neighbourhood, block and lot boundaries, though some lot boundaries are challenging to achieve consistent alignment due to lot size and shape from historical subdivision patterns.

21. Mr Sextus **(SO22.1)** and Ms Powell **(SO95.1)** have requested the inclusion of their properties at 31 Anderson Street and 29 Parata Street in the proposed MRZ. They cite that both properties are within 600m walking distance of a bus stop (which I assume refers to the bus stop at 81 Te Awe-awe Street), a walking distance of approximately 275m. Both these properties were excluded from the MRZ due to

the infrequent service of the proposed 121 Massey to City West bus route serving this stop.

Vegetation and Landscaping (MRZ-P12)

22. Most submissions generally support a policy for the retention of vegetation.[4] They seek amendments to policy wording to clarify interpretation of "locally sourced species", reflect a preference for encouraging retention, integration and increased cover of indigenous vegetation, and recognise the contribution vegetation makes within urban residential environments to "sustaining ecosystem services".

23. Rangitāne o Manawatū ("**Rangitāne**") **(SO137.20)**, seek amendment to reflect the contribution of vegetation to "ecosystem services including stormwater retention, air and soil quality, shade and shelter, cooling and habitat". Rangitāne are also concerned that the current policy does not sufficiently recognise their preference for indigenous species as replacement planting.

24. I agree that vegetation in urban environments provide numerous benefits beyond that of just visual interest or a sense of 'greenery'. Vegetation can improve soil, air and water quality, manage and regulate stormwater and air temperature, and provide for shade and shelter, food, habitat and increased biodiversity.[5] From a landscape perspective, I support the principle of the submission.

25. Kāinga Ora **(FS06.21)** oppose in part Rangitāne's preference for indigenous species. They state the "use of indigenous plants is not always possible and difficult to source, especially on larger projects".

26. I disagree. Indigenous species are not typically difficult to source. The infill and medium-density housing developments I have reviewed often feature indigenous plant species in landscaped areas. It is also my experience that local and national wholesale nurseries and retail garden centres supply a wide range

4 SO137.20 & FS06.21, SO184.24, SO194.22, SO199.25.

5 Parliamentary Commissioner for the Environment, *Are we building harder, hotter cities? The vital importance of urban green speces*, Wellington, New Zealand, March 2023, pp 25-26, and Parliamentary Commissioner for the Environment, *Urban ground truths, Valuing soil and subsoil in urban development*, March 2024, pp 11-14.

of indigenous plant species to landowners, developers and the landscape industry.

27. Mr Teo-Sherrell **(SO184.24)** seeks amendment to MRZ-P12(b), stating the words "use locally sourced species" could be interpreted in two ways – replacement plants must be grown locally or must be native species. While Mr Teo-Sherrell agrees exotic or introduced species still be retained for enabling access to sunlight, he proposes rewording to be "use plants grown from locally-sourced seeds where native species are used" to try and help prevent contamination of local gene pools which is important for biodiversity.

28. I am not qualified or have the experience to comment on the effect of gene pool contamination from indigenous species sourced and grown from seed beyond the local area.

29. In my opinion, the current wording of MRZ-P12(b) does not necessarily prevent or preclude any landowner or developer from sourcing indigenous plant species grown from locally sourced seeds. "Locally sourced" can include both indigenous and introduced species, sourced from local seed and from local industry e.g. contractors, wholesale nurseries and garden centres.

30. However, I accept the current wording of MRZ-P12(b) is not explicit or clear and has potential for misinterpretation, and would agree that the wording should be reviewed for clarity and intent.

31. Horizons Regional Council **(SO194.22)** seeks rewording of MRZ-P12(b) to reflect "indigenous vegetation" and align MRZ-P12 with NPS-IB Policy 14 to promote increased indigenous vegetation cover in urban environments.

32. My technical report highlights the challenge of retaining residential vegetation within the city due to existing earthworks rules enabling site clearance up to 500m² as of right, often carried out prior to obtaining any other subdivision or land-use consent.[6] This includes removal of all plant species including any indigenous species.

[6] David Charnley *Plan Change I: Landscape Report* (PNCC, 24 October 2025) at sections 4.2 and 5.4.

33. In my opinion, any retention or replacement of vegetation within medium – density residential development is likely to be insignificant compared to the rates of loss from current residential development practices. I would therefore support a policy response to increase indigenous vegetation and reflect the preference for indigenous plant species in the wording of MRZ-P12.

34. Kāinga Ora **(SO199.25)** support the principle to retain vegetation, though oppose MRZ-P12 indicating the policy as proposed gives weight to the retention of vegetation and provides scope to introduce pseudo-protected tree status. Other drivers for opposing the policy are difficulty and cost to development when working around existing and retained vegetation and requiring locally sourced species is often "not possible" due to lack of supply.

35. The submitter seeks to amend wording to incorporate "where possible" when considered alongside the "amenity provided, the health and practical location of existing vegetation within the site" and use of "locally sourced species".

36. I accept that retaining vegetation can add challenge, time and cost to common methods of residential housing construction and development. In my experience, I have reviewed numerous Kāinga Ora proposals where retention of vegetation is not proposed, and where no assessment of vegetation retention had been undertaken.

37. I support the inclusion of the words "where possible" (or similar), as this allows some flexibility where vegetation retention is not workable but still requires that the developer consider retention before resorting to clearance. This also appears to be in general accordance and reflect better alignment with Kāinga Ora's own Urban Design and Landscape Design Guidelines.[7]

38. I disagree with the rest of the wording as proposed. In my opinion, including the words "considering amenity provided, health and practical location" has potential to undermine the direction to retain vegetation beyond what I consider appropriate.

[7] Kāinga Ora Homes and Communities, *Tāone Ora Urban Design Guidelines Version 1.0*, March 2023, pp 5 -20, and Kāinga Ora Homes and Communities, *Toitū Te Whenua, Toitū Te Kāinga Ora Landscape Design Guide for Public Housing Version1*.3, March 2023, pp 1, 16, 26, 29, 98.

39. In relation to the Horizons Regional Council ("**the Regional Council**") submission, in my experience, current earthworks rules enable and drive residential vegetation clearance. And that has formed a general practice. Until earthworks rules are changed, it is my opinion the most effective policy to encourage retention and incorporation of vegetation within medium-density residential areas is through landscape-related performance standards such as MRZ-S5, MRZ-S7 and MRZ-S8 as they have potential to establish enough open space relief to accommodate older and larger trees, palms or shrubs.

Landscaped area (MRZ-S5)

40. Ms Rapsom **(SO214.9)** opposes the landscaped area standards, though does not state any relief sought. Her concerns relate to the loss of views and sun, and maintenance from tree growth, which I agree can be problematic in medium density residential development when plant species selection does not consider retention of open views or access to winter sun.

41. I disagree that loss of views, sun, and maintenance issues to be blanket issues for landscaped areas. In my experience, careful selection of plant species including specimen trees within confined spaces can significantly reduce such issues while providing positive attributes such as soft privacy between neighbouring lots, provide shading and cooling in summer (MRZ-S6), and visual interest of outdoor living space (MRZ-S7) and outlook spaces (MRZ-S8).

Percentages of Landscaped areas (MRZ-S5(1) & MRZ-S5(2))

42. Kāinga Ora **(SO199.34)** support the introduction of a landscape area standard, though only a blanket 20% area only across a lot (MRZ-S5(1)). They oppose additional front lot landscaping and specimen tree planting due to additional landscape design costs and additional layers of approval. Mr Lane **(SO164.5)** opposes the 20% landscaped area requirement, stating it to be excessive.

43. I disagree. In my opinion, a 20% landscaped area within a lot is a reasonable landscaped area to achieve.

44. My landscape report highlights vegetation loss through residential development as a landscape issue. Current earthworks rules enable vegetation clearance up to 500m², a step often undertaken prior to obtaining any subdivision or other

land-use consent. Additionally, the Residential Zone lacks any landscape or vegetation provisions, leading to almost 100% hard surfacing of new and infill lots.[8]

45. Further, site sampling within my technical report shows an average of 25% open space is achievable across infill and medium-density development in Palmerston North. I have tested MRZ-S5 along with other related open space standards MRZ-S3, MRZ-S4, MRZ-S6, MRZ-S7, MRZ-S8 and MRZ-S9 (refer to **Appendix I**). This testing shows 20% is achievable across various lot sizes and shapes.

46. A 20% landscape area is consistent with other medium-density residential standards. MRZ-S5 supports other standards to improve soil, water, and air quality, regulates stormwater and temperature, and provides shade, shelter, and food, and enhances biodiversity and visual interest.

47. I concur with Ms Watson **(SO179.4)** and Mr Teo-Sherrell **(SO184.45. SO184.46, SO184.47)** on the importance of private and public greenspace, and that vegetation offers significant benefits to health and well-being and enhances urban functionality and safety including streetscape visual interest, amenity, and aiding pedestrian activity and legibility. Ms Watson proposes amendments to *Landscaped areas* and *Permeable surfaces** standards (MRZ-S5 and MRZ-S9), expressing concern that the minimum requirements are insufficient.

48. However, I do not agree that consideration of the importance of public greenspace has not been considered. I was involved in mapping the notified area of the MRZ. One of qualifying matters to determine the extent of the MRZ being within 800 m or a 10-minute walk of an open space. Mr Phillips' technical report, and evidence, further addresses this matter. Ms Watson's other concerns are addressed in my technical report. Further testing of MRZ-S5 and MRZ-S9 are achievable across various lots sizes and shapes.

49. Mr Teo-Sherrell proposes increasing the percentage of landscape areas for MRZ-S5(1) & MRZ-S5(2). The 20% landscape area is derived from MDRS for Tier 1 cities. I disagree in increasing these standards. Through testing, increasing MRZ-S5(1) to

[8] David Charnley *Plan Change I: Landscape Report* (PNCC, 24 October 2025) at section 5.5.4.

30% and MRZ-S5(2) to 50% proves to be impractical to achieve when considering other standards.

50. Retaining 30% of landscaped area (of the total 20% landscape area) at the street front is sufficient in creating room for vegetation to contribute to public streetscape. The Council's submission **(SO166-22)** on fences and standalone walls when combined with MRZ-S5(2) will ensure this is not all hidden by tall, solid fencing. The available depth of vegetated frontage will also restrict the size of vegetation able to be grown, further supporting visibility of building and entry over low sections of fencing.

51. Currently, there is no landscape area standard within the Residential Zone and the proposed 20% landscaped area was derived from the MDRS, which applies to Tier 1 cities. Increasing the overall landscaped area percentage of MRZ-S8(1) to 30% would set a higher and more onerous landscape area threshold for landowners and developers compared to Tier 1 cities. In addition, testing of *Landscaped area* MRZ-S5(2) indicates that achieving a percentage higher than 30% is challenging when considering other open space standards (MRZ-S3, S4, S6, S7, S8, S9).

52. Overall, I disagree with increasing the required percentage areas for *Landscaped area* MRZ-S5) and *Permeable surfaces** standards (MRZ-S9).

Specimen Trees (MRZ-S5(3) & MRZ-S5(4))

53. Mr and Mrs Smidt **(SO116.36)** and Mr and Mrs Norris **(SO191.36)** request the removal of the minimum growth height requirement for specimen trees. Both advocate for the use of deciduous trees and large shrubs while avoiding trees well known for having extensive roots systems that can infiltrate water drainage systems.

54. Their rationale is that many trees can reach a height of 4 metres within 5 years, which can lead to problems such as excessive shade, leaf drop and root damage to paving and drainage structures.

55. I agree many tree species including deciduous species can attain a height of 4m within 5 years and lead to excessive shading, leaf drop and infrastructure damage.

56. There are also many tree and shrub species available through nurseries that have been selected and bred for smaller height and spread attributes, and less invasive root structures. These species can meet the growth height requirement while minimising leaf fall, excessive shading, and subsurface infrastructure damage.

57. In my experience, trees planted in residential urban areas were often established when lot sizes were larger, allowing for growth away from buildings. However, infill subdivision and development of these lots overtime where specimen trees have been retained, often results in new buildings and infrastructure being placed closer to the trees.

58. There are plenty of plant species, guidance, and industry advice available to developers to address and meet this standard, including applying a commonly understood landscape principle of "right plant, right place."

59. In my opinion, achieving the proposed growth height standard within restricted landscape spaces, while also reducing leaf drop, excessive shading or damage to infrastructure is possible.

60. Leith Consulting **(SO170.5)** seek to amend the minimum growth height requirement for specimen trees from 5 years to 10 years on the basis that it be in line with the advice provided within my landscape report.

61. They also suggest providing more advice on suitable trees species through some form of non-regulatory design guidance.

62. I agree this standard should align with that provided in my report, as this provides consistency with other specimen tree growth performance standards found elsewhere in the operative district plan to (insert reference to Section 11 Business Zone and Section 12 Industrial Zone. I also agree and support the development of any medium-density housing planting guidance documents for landowners and developers.

63. Mr Lane **(SO164.5)** and Phocus Planning **(SO185.49)** oppose requiring specimen trees as proposed in MRZ-S5(3)and MRZ-S5(4), believing this to be overly restrictive, and left as a matter of personal choice. Phocus Planning also seeks

clarification regarding the location of specimen trees within an *outdoor living space* (MRZ-S7(2)).

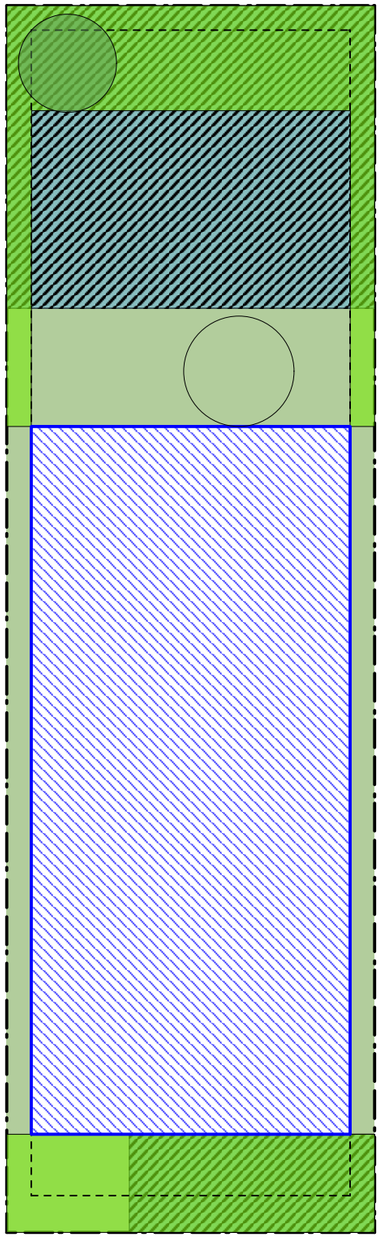
64. I disagree with removing MRZ-S5(3) and MRZ-S5(4) and consider the requirement for specimen trees is not overly restrictive. Specimen trees enhance soil, water, and air quality, aid stormwater management, provide shade and cooling, provide for food, and support biodiversity, and add visual interest. This requirement addresses vegetation loss, noted in my technical report and does not begin to replenish the rate of tree loss due to current regulations and development practices.

65. MRZ-S5(3) and MRZ-S5(4) offer flexibility in specimen tree placement across a lot. MRZ-S5(4) while slightly more specific, does not dictate the exact location of the specimen tree within a street front *outdoor living space*. MRZ-S5(4) aims to enhance privacy, provide shade, and improve both private and public visual interest at the street edge.

David Charnley

25 July 2025

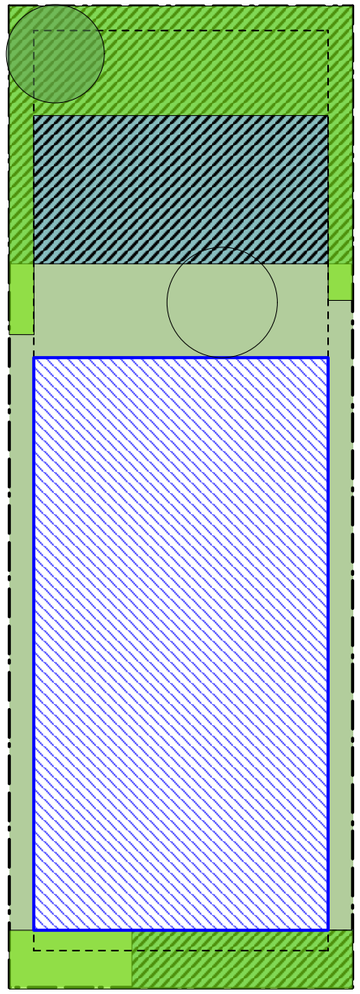
APPENDIX 1: TESTING OF STANDARDS MRZ-S5



15m wide x 50m deep

Lot Area = 750m2
Building Coverage = 365m2 (50%)
Landscape Area = 150m2 (20%)
Permeable Space = 225m2 (30%)

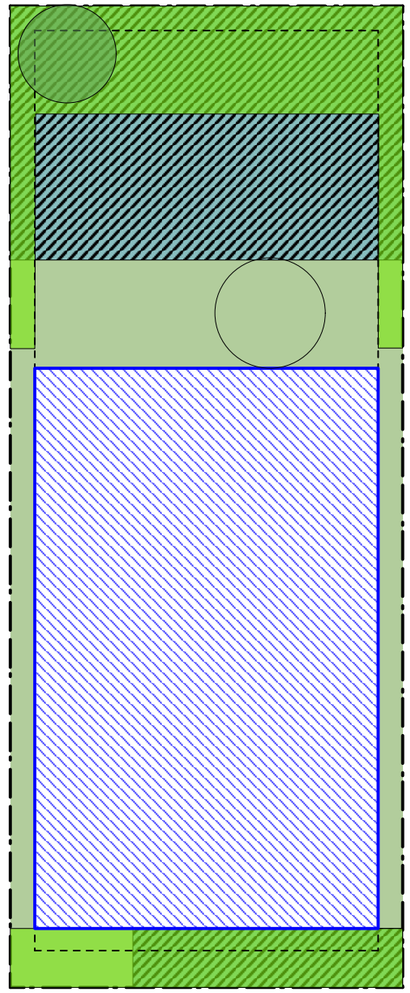
LOT TEST 01:
750m2



14m wide x 40m deep

Lot Area = 560m2
Building Coverage = 280m2 (50%)
Landscape Area = 112m2 (20%)
Permeable Space = 168m2 (30%)

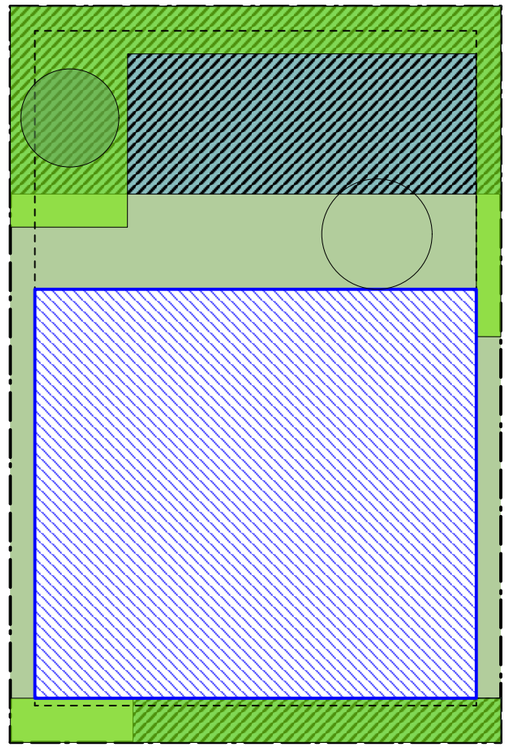
LOT TEST 02:
560m2



16m wide x 40m deep

Lot Area = 640m2
Building Coverage = 320m2 (50%)
Landscape Area = 128m2 (20%)
Permeable Space = 192m2 (30%)

LOT TEST 03:
640m2



20m wide x 30m deep

Lot Area = 600m2
Building Coverage = 300m2 (50%)
Landscape Area = 120m2 (20%)
Permeable Space = 180m2 (30%)

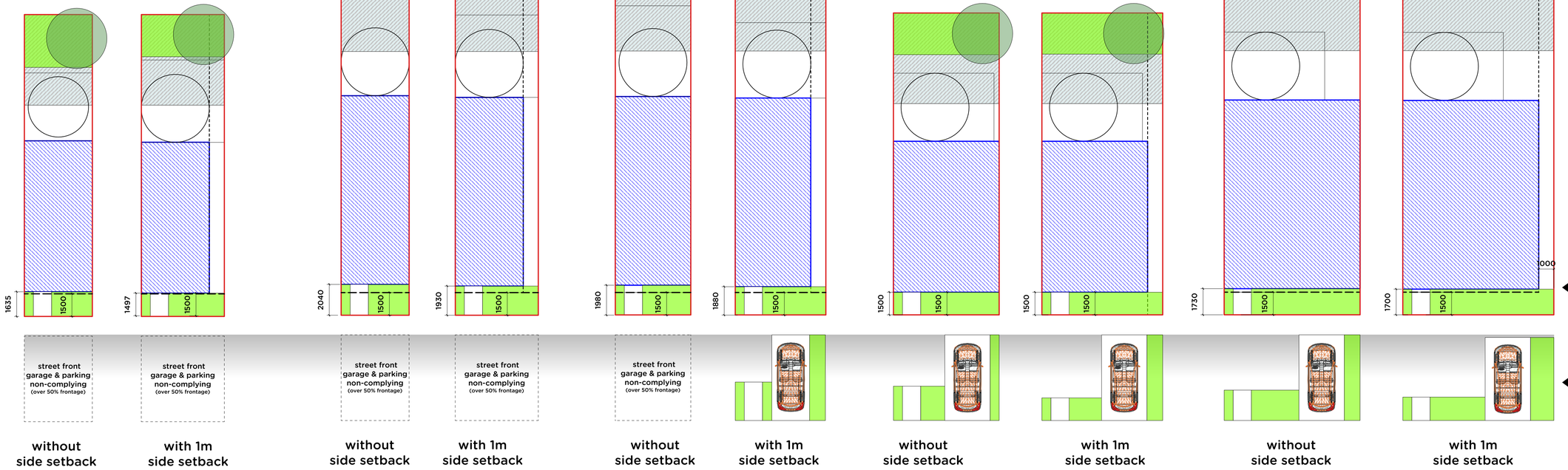
LOT TEST 04:
600m2

LEGEND

= Specimen Tree (MRZ-S5)
= Landscape Area (MRZ-S5)
= Landscape Area/Permeable Surface (MRZ-S5/MRZ-9)
= Permeable Surface (MRZ-S9)
= Outdoor Living Area (MRZ-S7)
= Balance Open Space
= Setbacks (MRZ-S3)
= Building Coverage (MRZ-S4)

LOT TESTING - OPEN SPACE RELATED STANDARDS

Sheet 01/Scale: 1:250 @A3



90m2 -110m2 Lot
4.5m-5.5m wide x 25m deep

45m2 Unit at groundfloor

LOT TEST 10:
Under 120m2
Single Terraced Unit

112.5m2 - 138m2 Lot
4.5m-5.5m wide x 25m deep

56.5m2 Unit at groundfloor

LOT TEST 11
Under 140m2
Single Terraced Unit

125m2 - 150m2 Lot
5m-6m wide x 25m deep

62.5m2 Unit at groundfloor

LOT TEST 12
Under 150m2
Single Terraced Unit

140m2 - 160m2 Lot
7m-8m wide x 20m deep

70m2 Unit at groundfloor

LOT TEST 13
Under 160m2
Single Terraced Unit

225m2 - 250m2 Lot
9m-10m wide x 25m deep

125m2 Unit at groundfloor

LOT TEST 13
Under 250m2
Single Terraced Unit

LEGEND

- = Specimen Tree (MRZ-S5)
- = Outdoor Living Area (MRZ-S7)
- = Landscape Area (MRZ-S5)
- = Landscape Area/Permeable Surface (MRZ-S5/MRZ-9)
- = Permeable Surface (MRZ-S9)
- = Landscape Area/Permeable Surface*
- = Landscape Area*
  * Requires building setback adjustment to comply
- = Balance Open Space
- = Setbacks (MRZ-S3)
- = Permitted 1.5m Building Frontage Setback
- = Building Coverage (MRZ-S4)
- = Proposed subdivision boundary
- = Onsite Carpark

NOTE:

1. Site testing has been carried out to determine an appropriate landscape area percentage(%) for proposed MRZ-S5
2. Other related open-space standards have been applied - MRZ-S3, MRZ-S4, MRZ-S7, MRZ-S8, MRZ-S9
3. Site Test also applies MRZ-S14, MRZ-S15, MRZ-S16
4. Sites tested include a range of lot sizes and typical 'grid-iron' shapes, typical of those found throughout the Palmerston North Residential Zone
5. No allowance has been made to test asymmetrical lot shapes.
6. Building coverage demonstrates maximum 50% site coverage.
7. As lot size reduces, building coverage anticipated to reduce to accommodate other open-space related standards
8. To achieve 30% frontage landscape area (of overall 40% landscape area) building setback increases to more than 1.5m setback from public road
9. Increases over 30% frontage landscape area (of overall 40% landscape area) will increase difficulty to comply

LOT TESTING - OPEN SPACE RELATED STANDARDS

SHEET: ST02 DATE: July 2025

Scale: 1:150@A1/1:300 @A3