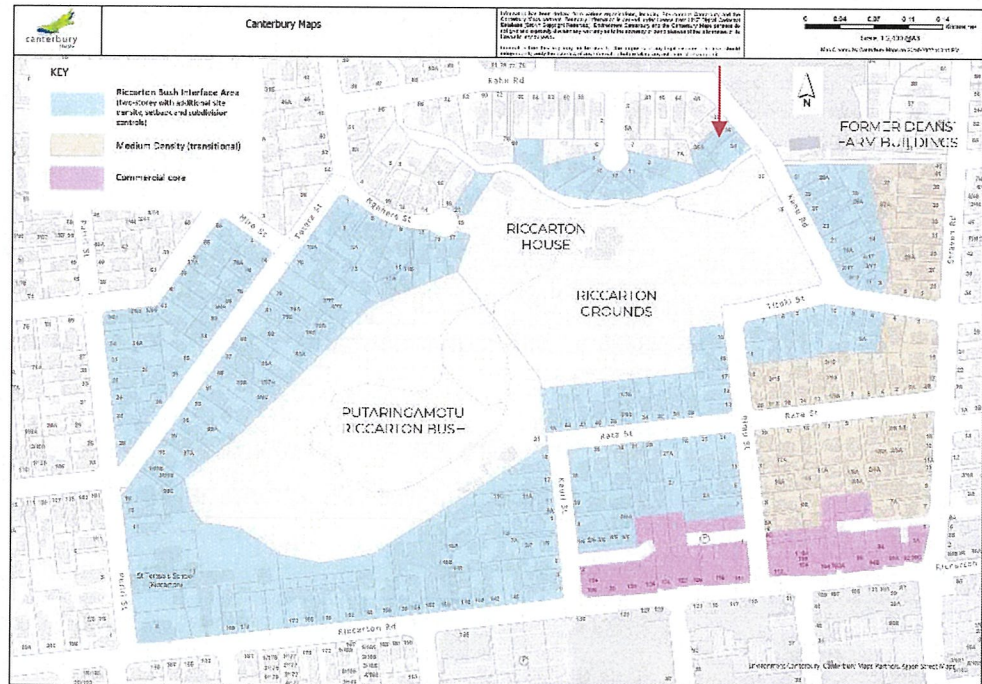


## SUMMARY STATEMENT

1. Tēnā koutou katoa. Ko **Wendy Rosalie Hoddinott** tōku ingoa. I am a Technical Principal, Heritage Landscape Architect at WSP New Zealand.
2. I have prepared evidence on behalf of the **Christchurch City Council** (the **Council**) to assist with the extent of the Riccarton Bush Interface Area (**RBIA**) as a Qualifying Matter and the planning controls needed to ensure that the Pākehā European heritage and landscape values of Pūtaringamotu Riccarton Bush are retained through Plan Change 14 (**PC14**).
3. My evidence is based on the findings from my Heritage Landscape Review (**Review**) that identified Riccarton Bush as a sensitive heritage site and setting with high landscape, heritage and ecological values. My Review noted that the contextual, landmark and historic values of Riccarton Bush would be adversely affected by the increased building heights that could otherwise arise through the intensification enabled by PC14.
4. Views to Riccarton Bush can be observed along the driveways and outdoor areas of adjacent residential properties which, foregrounded by residential tree canopies, are part of the setting and contribute to the experience of Riccarton Bush while walking adjacent streets.
5. The views expressed by mana whenua with respect to Pūtaringamotu Riccarton Bush clearly align with my conclusions. My Review was endorsed as part of the report notified by Council, by Mahaanui Kurataiao Ltd, representing mana whenua Ngāi Tūāhuriri, as appropriately protecting the mauri of Pūtaringamotu.
6. I prepared a subsequent Addendum to my Review, recommending that additional controls addressing site density, setbacks of buildings, subdivision and height controls over St Teresa's School be added to further protect Riccarton Bush.
7. A number of issues were raised in submissions on PC14 in relation to the RBIA. These issues were the inclusion of additional properties, height limits, site coverage, density, subdivision controls and setbacks. In the following section I state my recommendations for each of these issues and where my position has changed.

8. **Property numbers 34, 36 and 36A Kahu Road**, adjacent to the Ōtākaro Avon River (which were excluded from the Interface Area in my first Heritage Review) are now proposed to be included within the RBIA.
9. The location of the three additional sites is depicted below with the red arrow.



10. In my statement of evidence, I supported retaining the status quo **height limits** for properties within the RBIA in the Residential Suburban, Residential Medium Density (**RMD**) and Special Purpose (School) Zoning as identified in the Operative Christchurch District Plan (**Plan**).
11. Several submitters expressed concern that my initial recommendations (as included in my Review and PC14 as notified) of 8m height limits within the RMD zone and the Accommodation and Community Facilities Overlay would place greater restriction than is currently the case on the residential development and retirement villages. As discussed in my rebuttal evidence, after considering evidence submitted on this matter further, I agree that it is appropriate to retain building height limits of 11m in these areas, so that they are aligned with the operative Plan.
12. As discussed in my rebuttal evidence, my position has also changed with respect to the introduction of the RBIA within **St Teresa's School**. I consider the Plan height controls of 10m within 20m of an internal boundary are appropriate (rather than 8m outlined in my evidence) and a 14m height limit beyond that.



13. My reasoning for this is, that while views of Riccarton Bush are available from both within the school and as glimpses or viewshafts from surrounding streets, the depth of the school is relatively large compared to the adjacent residential area. Additional controls as originally outlined in my evidence would have limited influence.
14. Regarding **site coverage, density and subdivision** within the RBIA, as discussed in my statement of evidence and rebuttal evidence I continue to recommend alignment with the Plan. That is:
  - (a) reducing the MDRS rule enabling three residential units per site to two units per site.
  - (b) reducing the net site area from 50% to 35% coverage.
  - (c) a minimum site density of 450m<sup>2</sup>, rather than no minimum allotment size as proposed by the MDRS. This allows for some development, while retaining the current grain of density allowing views of Riccarton Bush.
15. However, as discussed in my rebuttal evidence I have now recommended an exception to this within the small area of **RMD zoning** and the **Accommodation and Community Facilities Overlay** which falls within the RBIA. For these sites I recommend that a specific exemption apply regarding building coverage and site density so that the operative Plan controls for building coverage and site density apply (with RMD zoning otherwise).
16. In terms of **front boundary setbacks**, I continue to recommend that the proposed MDRS setbacks from the street remain the same as the Plan, being a 4.5m setback for the area that is currently zoned Residential Suburban and for Residential Medium Density, a setback of 2m.
17. In terms of **side boundary setbacks** however, as discussed in my rebuttal evidence, I now recommend an alternate approach to the 3m side boundary setback and propose a 1m and 3m setback either side of a dwelling to maintain existing viewshafts. Non-complying development could be considered through the resource consent process on a case-by-case basis. My reasoning is, that 3m setbacks align with the existing minimum legal width for rear accessways from all internal side boundaries. These viewshafts down driveways have historically been set by residential accessway widths.

18. For properties adjacent to the proposed RBIA sites (along Straven Road, Rimu Street and Rata Streets), I continue to recommend transitional heights, that is, a restriction to three storeys on properties that lie adjacent to the outer edge.
19. The purpose of my recommendations is to reduce the opportunity for fast, incremental change to the Riccarton Bush setting that could significantly erode Pūtaringamotu as a distinctive element across the skyline. These controls will also help protect the viewsheds around properties where Riccarton Bush can be viewed from surrounding streets.

**Date: 1 November 2023**

**Wendy Hoddinott**