

## RESIDENTIAL PROVISIONS AND RELATED QUALIFYING MATTERS

### SUMMARY STATEMENT OF SOPHIE STRACHAN

29 NOVEMBER 2023

- 1.1. My name is Sophie Strachan, and I am an Associate Landscape Architect at Beca Limited. My qualifications and experience are outlined in section 2 of my primary statement of evidence.
- 1.2. In my primary statement of evidence dated 20 September 2023, I addressed issues regarding 6.1A Qualifying Matter – Pūtārikamotu Riccarton Bush Interface Area (RBIA). A Joint Witness Statement (JWS) was prepared by myself and Ms Wendy Hoddinott following conferencing on 27 September 2023.
- 1.3. I have read the Rebuttal evidence prepared by Ms Hoddinott, dated 9 October 2023. Following preparation of the JWS, there were two points of disagreement between myself and Ms Hoddinott which were subsequently addressed in her rebuttal evidence. My position on each of these matters is as follows:
- 1.4. Site Coverage and Riccarton Road Residential Medium Density:
  - (a) I agree with Ms Hoddinott's rebuttal evidence whereby for sites along Riccarton zoned which are RMD, retaining a 50% building coverage as per the ODP is appropriate.
  - (b) This view is consistent with my primary evidence.
- 1.5. Building Setbacks:
  - (a) I agree with Ms Hoddinott that there is a need to protect viewshafts, particularly for sites adjacent to Riccarton Bush, as outlined in the JWS.
  - (b) Therefore, I agree with Ms Hoddinott's alternate proposed side boundary setbacks being 1m and 3m either side of a building and believe that these setbacks would support the desired outcome.

- (c) It is clear at the outset however, that this proposal will not be relevant for all properties within the RBIA given that not all sections are orientated in a way that their driveways are aligned with views towards RB.
- 1.6. Overall, the proposed building height controls address what I consider as the key matter for the proposed RBIA to protect the visual prominence of Pūtarikamotu for surrounding streets and properties.
- 1.7. Application of 'horizontal controls' such as setbacks to the same interface area as outlined on the planning maps creates a greater level of complexity for any potential development and would likely have varying limits of influence although principally supporting the goal of maintaining views.