

## Ian Greaves – Evidence Summary – Upper Clutha Maternity Trust (3403)

1. My full name is Ian Christopher Greaves. My qualifications and experience are set out in my statement of evidence dated 29<sup>th</sup> May 2020.
2. My evidence has been prepared on behalf of the Upper Clutha Maternity Trust and relates to their submission (3403) to enable community activities at 101 Ballantyne Road.
3. The evidence of Morgan Weathington outlines current issues with maternity services in the Upper Clutha region and the need for a new maternity funding model that will be facilitated by a new maternity facility.
4. I consider the Section 32 assessment undertaken to justify the rezoning of 101 Ballantyne Road to an Active Sports and Recreation Zone (ASRZ) was too narrowly focused and failed to identify a sufficient range of options for this site. I consider 101 Ballantyne Road represents an appropriate location for consideration of a range of community uses, including a new maternity facility, in conjunction with sports and recreation.
5. Under the current provision of the ASRZ individual activities are singled out with different resource consent categories. If an activity is not listed, then the default resource consent status is non-complying. Most community activities including a maternity facility would have a non-complying status. I do not consider that this default non-complying status is appropriate for community activities at 101 Ballantyne Road.
6. The ASRZ zone purpose highlights community activities are anticipated in the zone and policy 38.5.1.1 specifically provides for community activities where it states:

*Provide for indoor and outdoor organised sports, active recreation, recreation facilities, community activities, accessory activities and associated buildings and structures. (my emphasis)*

7. If an activity is contemplated by the objectives and policies of the Plan, then there should be rules that give effect to this. As it stands, this is not the case for community

activities in the ASRZ which are foreseen by the zone purpose and policy 38.5.1 but are given a non-complying status under the rule framework.

8. It is my recommendation that community activities at 101 Ballantyne Road are given a permitted status. I justify this enabling status as I consider that community activities are a compatible use to co-locate with recreation uses and given the Plan foresees the establishment of community activities within the zone.
9. I consider that the existing rule framework of the ASRZ controlling the bulk, location and size of buildings within the zone will ensure an appropriate size and scale of community buildings. The issue of reverse sensitivity effects between future activities within 101 Ballantyne Road can appropriately managed by QLDC as the landowner having direct control over the location of activities across this large site.



Ian Greaves

12 August 2020