

**BEFORE THE HEARINGS PANEL
FOR THE QUEENSTOWN LAKES PROPOSED DISTRICT PLAN**

IN THE MATTER of the Resource
Management Act 1991

AND

IN THE MATTER of Stage 3 of the
Proposed District Plan –
101 Ballantyne Road

**REBUTTAL EVIDENCE OF ELIAS JACOBUS MATTHEE
ON BEHALF OF QUEENSTOWN LAKES DISTRICT COUNCIL**

PLANNING: 101 BALLANTYNE ROAD

12 June 2020

 **Simpson Grierson**
Barristers & Solicitors

S J Scott / R Mortiaux
Telephone: +64-3-968 4018
Facsimile: +64-3-379 5023
Email: sarah.scott@simpsongrierson.com
PO Box 874
SOLICITORS
CHRISTCHURCH 8140

CONTENTS

	PAGE
1. INTRODUCTION.....	1
2. SCOPE.....	1
3. IAN CHRISTOPHER GREAVES FOR MORGAN WEATHINGTON (THE UPPER CLUTHA MATERNITY TRUST) (3403)	2

1. INTRODUCTION

1.1 My full name is Elias Jacobus (EJ) Matthee. My qualifications and experience are set out in my statement of evidence in chief dated 18 March 2020.

1.2 I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2014 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise except where I state that I am relying on the evidence of another person. The Council, as my employer, has agreed for me to give expert evidence on its behalf in accordance with my duties under the Code of Conduct.

2. SCOPE

2.1 My rebuttal evidence is provided in response to the following evidence filed on behalf of submitters:

(a) Ian Christopher Greaves (Planner) for Morgan Weathington (The Upper Clutha Maternity Trust) **(3403)**

2.2 I also confirm that I have read the following statements of evidence and consider that no response is needed:

(a) Paula Costello (Planner) for Willowridge Developments limited **(32020 and 3201)**;

(b) Blair Devlin (Planner) for Tussock Rise Ltd (and other evidence provided by Tussock Rise) **(3128)**; and

(c) Morgan Weathington (The Upper Clutha Maternity Trust) **(3403)**.

3. IAN CHRISTOPHER GREAVES FOR MORGAN WEATHINGTON (THE UPPER CLUTHA MATERNITY TRUST) (3403)

3.1 Mr Greaves has filed evidence in relation to providing for community activities within the Active Sport and Recreation Zone (**ASRZ**) at 101 Ballantyne Road. He recommends the addition of a new policy and a site-specific rule.

3.2 Mr Greaves proposes at paragraph 29 a site-specific policy and rule, as follow:

(a) Add a new policy 38.5.1.3:

38.5.1.3: Enable a range of Community Activities at 101 Ballantyne Road.

(b) Add a new rule:

Community Activities at 101 Ballantyne Road: Permitted.

3.3 For the same reasons as set out in section 4 of my evidence in chief, I do not consider it appropriate to allow for **all** Community Activities within the ASRZ. The ASRZ already has an enabling policy (38.5.1.1) for Community Activities, which are compatible, within the Zone. The supporting ASRZ rule framework also already allows for Community Activities that are compatible with the zone purpose.

3.4 In regards to providing bespoke policies and rules for the site, the Site does not have any known characteristics over other sites within the ASRZ that warrants bespoke rules or special treatment. I also do not consider the factors which makes the site suitable for maternity services, listed in para 23 of Mr Greaves' evidence to be unique to the site. I therefore, do not consider it necessary to provide site-specific policies or rules. I also consider that the existing Open Space and Recreation Zones rule framework adequately allows for compatible

community activities and that other PDP zones provides for community activities that are not compatible with the ASRZ.

A handwritten signature in blue ink, appearing to read 'E. Matthee', is positioned above the printed name.

Elias Matthee

12 June 2020