

**BEFORE INDEPENDENT HEARING COMMISSIONERS
APPOINTED BY THE CHRISTCHURCH CITY COUNCIL**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of submissions on Plan Change 14 to the
Christchurch District Plan

**SUMMARY OF EVIDENCE OF CATHERINE MARY LOUISE BOULTON
ON BEHALF OF BELFAST VILLAGE LIMITED (SUBMITTER #917)**

26 October 2023

Introduction

1. My full name is Catherine Mary Louise Boulton. I provided planning evidence relating to the submission from Belfast Village Limited (Sub #917) as dated 20 September 2023. That evidence outlines my qualifications, experience and compliance with the Code of Conduct. I maintain that compliance in this Hearings Summary.
2. The submission and this summary relates solely to corrections to the notified Plan Change 14 documents in relation to the North West Belfast Centre and a rezoning request for the outward expansion of commercial zoned land across 40B Johns Road, land which is currently zoned Residential New Neighbourhood Zone.

Summary of Matters in Agreement

3. The first two matters relate to errors made in the notified Plan Change 14 documents. Mr Lightbody and myself agree on the necessary amendments on these matters. These are:
 - a. The notified Planning Maps and North West Belfast Outline Development Plan in the District Plan. The zone boundaries were superseded through the Christchurch City Council's Plan Change 5 process and Environment Court Order as issued on 1 February 2023. The notified Plan Change 14 did not reflect the changes approved through Council's Decision and in the Order. Mr Lightbody in his Section 42A report sets out that the notified planning maps and North West Outline Development Plan incorrectly omitted the full extent of the

Commercial Zone boundaries. We agree the Commercial zone boundaries should be aligned to reflect the approved expansion areas.

- b. Mr Lightbody also identifies that the site is incorrectly zoned Town Centre Zone and should have been zoned as Local Centre Zone consistent with Policy 15.2.2.1, Table 15.1. I accept Mr Lightbody's recommendation. I consider that the Planning Maps and Appendix 8.10.18 or 8.10.19 (two numbers were notified for the same Appendix) and 15.15.11 should be revised to show this change.
4. I listened to Mr Lightbody present his evidence to the Panel on Tuesday. Consequently, there is a third matter which we both agree upon, although I note that the view he presented to the Panel differs to the recommendation in his Section 42A report. This relates to the rezoning of approximately 1ha of land sought over 40B Johns Road from Residential New Neighbourhood Zone under the Operative District Plan. This shift in view was not communicated to me prior to Mr Lightbody changing his position. I have assumed that changed position from Mr Lightbody is based on: information through my evidence; references to the resource consent application which was lodged after Mr Lightbody's Section 42A report; and the attached economic assessment which was prepared by Ms Hampson for the resource consent application.
5. On this rezoning request, Mr Lightbody informed the panel that he understands that the resource consent is being processed by Council for the same site which would enable 8,617m² of commercial floorspace and that he understands that Mr Heath does not consider there to be significant adverse effects on other centres from this rezoning request, he concluded that he now considers that this rezoning has merit and the submission recommended to be approved.
6. In brief I wish to make the following points on the rezoning request:
 - Council officers and myself are now in agreement that the rezoning has merit in terms of s32 and that the rezoning request is appropriate. I understand there are no submissions made against this rezoning request. My section 32AA analysis set out in my evidence, but I understand from listening to the Hearings this morning that a tabulated s32AA is to be provided. This will be undertaken and provided to the Panel.
 - The District Plan anticipates instances of outward expansion of commercial centres where its role remains commensurate within the strategic network of

centres. In my opinion, the role of the North West Belfast Centre will remain commensurate within the strategic network of centres. Even with the outward expansion of the centre, the gross floor area will remain well within the anticipated gross floor area range of between 3000m² and 30000m² set out in Policy 15.2.2.4. Noting that across the existing, proposed and anticipated development areas of the centre, the resource consent application anticipates a gross floor area of approximately 17,682m².

- Again, even with the outward commercial expansion the North West Belfast Centre will be able to fulfil a Local Centre zone role of providing for the daily and weekly shopping needs along with community facilities. The Centre will be anchored by the existing Countdown supermarket and its associated e-store. As configured in the resource consent application and extent of existing built form, the commercial activities provided for include comparison shops, food and beverage outlets, a recreation (gym) facility and office space.
- Recent developments and consents in the wider Belfast area (as associated with the Belfast / Northwood Centre) have resulted in the loss of some 9 Ha of commercially-zoned land from functional future commercial development such as at Groyne Park where commercial zoned land has been developed for residential purposes and at the Northwood KAC which has been developed for retirement village purposes and more could be lost through the PC14 process through rezoning requests. This loss occurs within a broader context of the City and the residential intensification provided for through PC14. This rezoning request and the opportunity for further commercial floorspace can fill some of this gap.
- The suitability of an expanded centre was interrogated by Ms Hampson in her economic assessment for the resource consent application, also attached as information to my evidence. Ms Hampson has undertaken a more refined analysis of the supply and demand for commercial activity in the wider Belfast area and has identified that the expansion is likely to better support residential intensification around the centre. She has identified that there is catchment demand to sustain the additional floorspace and that the centre can coexist with other existing centres in the wider area.

- Overall, it is my opinion that the rezoning sought will better enable the local centre zone to meet the needs of the wider Belfast community in a location that is readily accessible and easily serviced.

Catherine Boulton

26th October 2023