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24 04 2015

The Secretariat
Independent Hearings Panel
348 Manchester Street
Christchurch
Attn: Hamish Osborne

By email to: info@chchplan.ihp.govt.nz

To the Panel,

**SUBMISSION BY JOHNS ROAD HORTICULTURAL LIMITED (1156) – CHAPTER 15 –
COMMERCIAL**

The Johns Road Horticultural Ltd (JRHL) submission was primarily concerned that the Local Commercial Zoning (as per the notified version of the plan) for the commercial area within the North West Belfast Living G zone would frustrate the ability to develop a properly functioning neighbourhood centre within this Greenfield priority area (Living G – North West Belfast). This would adversely impact on the ability to create the retail and community amenities necessary to support the higher residential densities, reduced car dependency and community well-being within the new Living G zone and the adjoining Belfast community, an outcome resulting from a lengthy Environment Court process.

Having considered the evidence of the Christchurch City Council planner Mr Mark Stevenson, JRHL acknowledges that its concerns have been recognised and that the Council accepts that a 'Neighbourhood Centre' zoning for the commercial area within the North-West Belfast green-field priority area is appropriate.

JRHL also sought by way of secondary relief a range of consequential amendments to the Local Commercial Zone rules in the event that its primary relief (recognition as a Neighbourhood Centre rather than Local Commercial Centre) was declined. Should the

primary relief sought by JRHL and recommended by Mr Stevenson be accepted, these consequential amendments are no longer sought by JRHL.

To the extent that it is able to do so, JRHL adopts the evidence of Mr Stevenson in relation to its submission, and advises that should the Panel concur with the evidence of Mr Stevenson in relation to the JRHL submission; the submission of JRHL has been satisfied.

Accordingly, JRHL is not proposing to submit any expert evidence and also advises that it no longer wishes to be heard in respect of its submission. However, JRHL would be pleased to appear before the Panel to answer questions or provide clarification should the Panel consider this helpful.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kim P McCracken', written in a cursive style.

Kim P McCracken