

Plan Change 5

Hearing summary

Richard Bowker (Retail), for The Adare Company Limited

28 September 2022

1. I provided a statement of evidence dated 16 September 2022 and a statement of reply dated 21 September 2022.
2. I understand that the evidence has been pre-read by the Panel.
3. I summarise below the key points I wish to emphasise, after which I am happy to take questions from the Panel.

Summary

4. I have a correction to make to my EIR: at paragraphs 10, 14 and 16 I offer support to the retail internalisation rate from the Market Economics Report, October 2020. I refer to a 40% internalisation rate. That should be corrected to simply refer to "the" internalisation rate (rather than 40%). As Mr Akehurst corrects in his reply, the Market Economic Report's internalisation rate is lower at around 21%. No other changes are required to my EIR.
5. I consider that the size of the Local Centre as it is currently proposed in PC5, at 12,700sqm Gross Floor Area (GFA) is appropriate, and if anything I consider it to be at the higher end of the requirement.
6. I agree that the Local Centre Zone should be capped at 20,000sqm as per Mr Akehurst's evidence, to retain the correct position in Hamilton's retail hierarchy.
7. The Local Centre land to the east of Peacocke's Road can accommodate this amount of GFA.
8. Should there be a customer requirement for two small-to-medium sized supermarkets, these can both be accommodated within the currently zoned Local Centre.
9. There are important benefits of locating the Local Centre entirely to the east of Peacocke's Road, as this will give the greatest connection between the various commercial activities and community amenities, and give the best chance for the Local Centre to thrive.

10. It is important that the activities captured within the GFA caps for both the Neighbourhood Centres and the Local Centre are consistent so that the commercial activities are appropriately located and provided for, with all centres retaining their appropriate place in the hierarchy.

Richard Bowker