

## 11. UPDATE ON CENTRAL CITY BOARD

<b>Officer responsible</b> City Manager	<b>Author</b> Senior Analyst, Project Manager – Dr Mark Bachels
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The purpose of this report is to provide the Council with a brief update of progress by the Central City Board.

The Council endorsed the concept that a Central City Board be established “to facilitate and undertake property development projects that revitalise the Central City” (see Strategy and Resources recommendations 18 October 1999).

An Interim Board has been established and progress is underway toward finalising a Statement of Corporate Intent, as well as progress on a number of potential development projects; these are reported briefly below.

### **INTERIM BOARD MEMBERSHIP AND MEETINGS TO DATE**

The Interim Central City Board has been established with the following members:

City Council: Mayor – Garry Moore (Chair), Councillors - Barbara Stewart, Paddy Austin, Anna Crighton;

Business/Community Leaders: Craig Boyce (Vice-Chair), Philip Carter, Mike Fletcher, Antony Gough, Lani Hagaman, Joy Simpson, Darryl LeGrew, Ros Burdon;

Patrons (non-voting): Sir Miles Warren, Richard Ballantyne.

The board has had a series of meetings and is making reasonable progress on establishing a statement of corporate intent and structure of the board, and project specific developments.

### **BOARD STATEMENT OF CORPORATE INTENT AND BOARD STRUCTURE**

The board with Council staff support has developed a draft Statement of Corporate Intent which the board will consider for adoption at its next full board meeting on 17 April. At this stage the Interim Board is suggesting that the final board will be a smaller membership to consider specific project development opportunities, with a wider stakeholders’ group including members of the Interim Board to provide general direction, promotion and leadership. It is intended that following adoption by the board, the Statement of Corporate Intent would be presented to the Council for discussion/adoption.

### **PROJECT DEVELOPMENTS**

There are a number of projects which the Interim Board is focusing on at present including:

- Preparation of a Draft Concept Plan for the Central City Area (within the Four Avenues) to be developed by the board and approved by the Council – this concept plan will identify a physical “vision” for areas of the city for future development/improvement including projects the board will facilitate/develop as well as projects which the City might pursue. It is envisaged that a draft concept plan will be prepared by the end of May.
- Establishment of a fresh produce market – “Canterbury Fare” has been established as a trial at the Arts Centre until 30 April and has had reasonable success (4 weeks into a 9 week trial), although a “long-term home” is still to be identified with several permanent sites under investigation. One site that has been under serious consideration is the Horse Bazaar building (46 Bedford Row). At the Central City Board meeting on 23 February 2000 it was agreed by consensus that the “broad brush” proposal for the Horse Bazaar was considered to be a good concept, but the interim Central City Board was not ready to make a decision at this stage, and would refer the matter to the Christchurch City Council. As a result ownership of the project now rests with the Environmental Policy and Planning Unit who will continue to progress the project through the consultancy agreement with James Lunday (with aims to determine if there is a viable use for the Horse Bazaar with respect to the produce market by the end of May).
- Identification of potential residential projects – a number of projects are being reviewed, although financing and project viability is still in the early stages.
- Progress on student accommodation and “gown to town” – some discussions to date with the University of Canterbury on student accommodation; the University has agreed to establish a “presence” but the degree/commitment is still uncertain at this time.
- Progress on ICAN (Innovation Canterbury) in association with CDC – establishing precincts/areas of high-tech development centres to stimulate business, research and employment opportunities in the central city – a feasibility study has been completed.

#### **MARKETING**

The Interim Board has begun to explore a number of possible “marketing” approaches for the central city; an update will be provided to the Council when appropriate.

#### **CCC AND BOARD INTERFACE**

Council staff are in the process of identifying both existing and potential projects which will “fit” into the overall concept plan for central city revitalisation. As discussed, the draft concept plan will include an outline of potential short-, medium- and long-term projects which both the board and the Council might pursue toward achieving a revitalisation of the central city.

#### **MEANS OF FUNDING THE CENTRAL CITY BOARD**

For immediate operational funding of the Interim Board’s activities, most of which are preliminary or administrative, the Council has included within its draft Annual Plan funding of \$150,000.

For long-term funding provisions of the board, two potential funding approaches have been explored: 1) a special rate from the central city area and 2) a capital injection from the Council. Preliminary investigation suggests that the special rate option may be difficult. Thus, at this early stage, the capital injection option to fund future board activities deserves serious consideration by the Council. However, the board itself, until the Statement of Corporate Intent and role are confirmed, has not considered this issue in detail to date and more analysis and discussion will need to occur. These matters will be reported to the Strategy and Resources Committee, with a target of the May meeting.

**Chairman's**

**Recommendation:** That the information be received.