

30. REPORT OF THE CENTRAL CITY COMMITTEE - TURNERS AND GROWERS SITE



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PURPOSE OF REPORT

1. The purpose of this report is to:
 - (a) bring back to the Council the report presented to the meeting on 16 December 2010;
 - (b) provide Councillors with additional information given to and considered by the Central City Committee;
 - (c) make recommendations with regard to the development of the Turners and Growers site.

EXECUTIVE SUMMARY

2. At its meeting on 16 December 2010 the Council discussed a report on the latest development proposed for the Turners and Growers site.
3. The Council resolved that the report be deferred and considered by the Central City Committee and reported back to the Council.
4. The committee's recommendations are set out in this report.

FINANCIAL IMPLICATIONS

5. Financial information was provided to Councillors in the report to the 16 December 2010 meeting. There are no financial implications arising from the Central City Committee's recommendations.
6. In terms of the financial arrangements proposed in this report, and if the development proceeds as planned:
 - (a) at the expiry of the 12 year lease period, the Council will have received \$4 million for the land, a \$2 million one-off payment from UWC and up to \$720,000 in rental payments.
 - (b) the substantive benefit to the City, however, will be from the development of a comprehensive mixed use residential and commercial neighbourhood that will contribute significantly to the the life and the revitalisation of the central city. The development accords with the objectives of the central city revitalisation strategy and the greater Christchurch urban development strategy.

LEGAL CONSIDERATIONS

7. There has been no change to the advice provided to Councillors in the report to the 16 December 2010 meeting.

CONSULTATION FULFILMENT

8. The recommendations of the Central City Committee do not require the Council to consult further on this matter.

RECOMMENDATIONS

The Central City Committee recommends that the Council:

- (a) notes that UWC has decided not to develop the Turners and Growers site in accordance with the proposal agreed to by the Council in 2006.
- (b) agrees that the development now proposed by UWC meets the objectives originally sought by the Council.

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- (c) approves the development proposed by UWC (Roger Walker concept 2010).
- (d) agrees that subject to the completion of a new agreement with UWC the Turners and Growers site is to be immediately transferred back to the ownership of the Council for the same price that the UWC agreed to pay in 2006.
- (e) authorises the chief executive to negotiate and complete on behalf of the Council a new agreement with UWC, on the terms outlined in the schedule attached to these resolutions, noting that the chief executive will obtain specialist legal advice in the preparation and execution of the agreement.
- (f) authorises the chief executive to negotiate and complete on behalf of the Council the sale to UWC of the Council-owned land adjacent to the Turners and Growers site, on terms and conditions that reflect the market value of the land.
- (g) authorises the chief executive to sign all documents and to enter into such arrangements that are necessary to achieve a completed development on the Turners and Growers site that is in accordance with the proposal approved by the Council.
- (h) requires the new agreement to satisfactorily address the assurances given by UWC as to the configuration and operation of the hotel, the apartment building, residential town houses, the public open space and any retail and commercial retail spaces proposed for the site.
- (i) confirms the Council's original requirement that the Turners and Growers site contain no more than 1500 m² of retail space and that this space be focused on supporting the needs of the residential community established on and in proximity to the site.
- (j) agrees that if the principal residential stages 1 and 2 are not completed within 3 years of the date of the new agreement the lease to UWC of the whole of the site may be terminated by the Council with no compensation payable.
- (k) agrees that if the principle residential stage 3 is not completed within 7 years from the date of the new agreement the lease referred to in (j) above may also be terminated by the Council with no compensation payable.
- (l) agrees that if the Council exercises its right to terminate the agreement within 3 years from the date of the agreement then UWC will pay to the Council the sum of \$64,266.24, being the difference between the purchase price paid by UWC for the Madras Street site (384sq.m @ \$167.36 per sq.m) and the price agreed to be paid for the balance of the site (\$334.72 per sq.m).

BACKGROUND

- 9. A history of the proposals for developing the Turners and Growers site is included in the "background" section of the report presented to the Council at its meeting on the 16 December 2010. A copy of the report is attached as Appendix A.

DEVELOPMENT CONSENT

- 10. UWC has applied for resource consent to develop the first stage of the residential development. Consent has now been granted and the developer is proceeding with detailed design, ahead of lodging a building consent application. The resource consent provides for 40 residential units in a number of configurations.
- 11. In terms of materials the design has identified a palette of modern cladding materials, used in a manner to accent the style and form of the building and to break up the over-all bulk. The surfaces included Eter-pan, a fibre cement wall cladding, coloursteel, aluminium, cedar and brick.

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12. In addition to the surface finishes the design does positively reflect the over all urban design goals established by the Council for the over all development, which were set out in section 5.0 of the report to the 16 December 2010 meeting. As noted there the design and scale of the proposal were considered to be a significant improvement over the original plan agreed to by the Council in 2006 and is much more in keeping with the over all direction for the locality and its residential focus. The present design is also considered to be more sympathetic to the over- all Christchurch form.
13. The current proposal was submitted to the Urban Design Panel. The members of the panel were David Sheppard (Conveenor), Jasper Van der Lingen, Nichole Lauenstein and Graham McDonald. Mr Sheppard and Ms Lauenstein are qualified in both architecture and urban design. Mr Van der Lingen is an architect and Mr McDonald is a property expert/valuer.
14. The panel commended the applicant on the design, and in particular what it saw to be good quality affordable housing and a good awareness of the over all context of the development and design outcomes. The panel made a number of suggestions most of which were addressed in the final plans to the satisfaction of the Council's urban design and consent staff.
15. A copy of the panels' report is attached as Appendix B.

TERMS OF AGREEMENT

16. A summary of the terms to be contained in the new agreement between the Council and UWC is attached as Appendix C. the options

OPTIONS

17. Information about the reasonably practicable options available to the Council is contained in the report presented to the 16 December 2011 meeting.