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To: [Peter Kelly](#); [Richard Harbord](#); [Geoff Swainson](#); [Vibhuti Chopra](#)
Cc: [Julia Fink](#)
Subject: Workshop and Report to Council regarding GTC
Date: Wednesday, 31 March 2021 9:22:43 am

Hi everyone

The following is a very loose framework for topics that I believe should be included in the report that goes to Council to enable consultation on what the Council will do in respect of the Silverstream Spur land. I think it would also be useful if Councillors are provided information on these topics when we meet with them on 9 April.

1. Options relating to Silverstream Spur.
 - a. Sell part of the Spur.
 - b. Sell the Spur.
 - c. Swap in accordance with MOU proposal.
 - d. Sell on the open market:
 - i. Conditions to reserve access to GTC land.
 - ii. Potential purchasers and other developers. Possibly other developers would have a higher yield approach.
 - e. Keep the Spur land for now.
2. Council drivers for sale or for land to be developed:
 - a. HBA identified the need to residential land previously.
 - b. Latest HBA projections – how is UHCC tracking under these?
 - c. Additional land to GTC land available – impact of this?
 - d. Is the urgency to develop the Spur the same as in 2016?
3. Reserve Land (Area A in MOU)
 - a. Cost of developing? No provision in LTP.
 - b. Cost of maintaining? 90% is high slope area.
 - i. Areas inaccessible populated with wildling pines, which are likely to spread.
 - ii. How much of this land can actually be developed for recreation, to date no work on this.
 - c. Obligations under Health & Safety at Work Act – how important is it to have this land as a recreation facility?
 - d. Impact of climate change on the land – is higher rainfall possible?
 - e. This land is likely to be preserved as it is because it is unlikely to be able to be developed, whether or not Council owns it.
 - f. Will the City need additional recreational facilities?
4. Will owning this land provide the Council with carbon credits or contribute to the Council's sustainability?
5. Impact of Development of GTC land on infrastructure:
 - a. 3 Waters – possibly no longer UHCC's concern, however, the cost of increasing the infrastructure is still likely to be borne by the ratepayers, whether directly or indirectly.
 - b. Roding – at this stage the roading will still remain Council's responsibility and substantial development equivalent to or more than 3 Waters development likely to be necessary.
6. Climate change and sustainability:
 - a. How will the options impact sustainability?
 - b. Will any of the options put more of an obligation on Council to address or

provide for residents' protection?

i. Because Area A is unlikely to be developed, it is likely to continue to fulfil its environmental role.

7. Costs associated with each of the options:

- a. Obviously this would need to be prepared by the various business units that are involved in the areas listed above and when it comes to a report to Council it would be a multi-disciplinary report. Please add any other areas that you think should be covered in either the workshop, the report, or both.
- b. Are economics the only barrier to developing Area A?

Regards

Andrea Hilton