



Belfast City Council

Report to:	Strategic Policy and Resources Committee
Subject:	<u>North Foreshore Update:</u> (i) Commercial Cultural Leisure Development Opportunity (ii) Environmental Resource Park: Cleantech Development Brief
Date:	21 June 2013
Reporting Officer:	Mr Gerry Millar, Director of Property & Projects, Ext: 6217
Contact Officer:	Susan Quail, Planning & Development Manger Ext: 3441

1	Relevant Background Information
1.1	<p><u>(i) Commercial Cultural Leisure Development Opportunity:</u></p> <p>At its meeting on 24 August 2012 Members agreed to proceed with a revised Developers Brief for commercial leisure and cultural purposes for a 58 acre site at the North Foreshore on the basis of a clearly defined end date for the receipt of developers' submissions containing all the due diligence information required to assess the commercial robustness and financial viability of the proposed scheme.</p>
1.2	<p>The Development Brief was advertised in the local papers on the 7 December 2012, the council website and in the European Official Journal. Developers were invited to submit development proposals to acquire up to 58 acres for a Commercial Leisure / Cultural Scheme. The Developers Brief clearly highlighted the due diligence information that the Developers were required to submit to the Council by the closing date, or the development submission would be deemed to be non compliant by the Council. The clearly defined end date for the Development Submissions was the 24 January 2013.</p>
1.3	<p>The Council received one development submission from James Schiavo of China Sun Asia Pacific Ltd by the closing date. The Development Submission comprised a sports and media village concept.</p>
1.4	<p>An Evaluation Panel assessed the development submission, using the evaluation criteria outlined in the Development Brief. The China Sun Asia Pacific Ltd Development Submission was assessed by the Evaluation Panel as lacking in substantial detail to be able to demonstrate to the Council that the proposed Commercial Cultural Leisure scheme was commercially sustainable and financially viable.</p>
1.5	<p>A report was brought the SP&R Committee on the 22 March 2013 where it was</p>

1.6	<p>agreed to grant a two month extension with a final deadline of 2 June for China Sun Asia Pacific Ltd to comply with the Council's request for all of the information outlined in the Development Brief, on the basis that this two month period would not be granted on an exclusivity or preferred developer basis.</p> <p><u>(ii) Environmental Resource Park – Cleantech Cluster Development.</u></p> <p>The Committee approved on 25 January 2013 the release of a Marketing Prospectus to dispose a 3 acre site for a cleantech biogas renewable energy generation facility. The Marketing Prospectus was advertised on 22 March 2013 in the local papers and the OJEU. The closing date for Development Submissions was the 30 May.</p>
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2	Key Issues
2.1	<p><u>(i) North Foreshore Commercial Cultural Leisure Development Opportunity</u></p> <p>The Director of Property & Projects informed Mr J Schiavo and Mr P Durnien of China Sun Asia Pacific Ltd, on the 4 April that the Committee had agreed an extension up to the 2 June 2013, to permit China Sun Asia Pacific Ltd to submit the requested information outlined in the Development Brief, to enable the Council to complete a due diligence exercise to confirm the project's commercial sustainability and financial viability.</p>
2.2	<p>The Council did not receive any further information from China Sun Asia Pacific Ltd to substantiate their Development Submission. On the 23 May 2013 Mr J Schiavo, of China Sun Asia Pacific Ltd, confirmed to the Director of Property & Projects that they would not be progressing the sports and media village concept project at the North Foreshore site.</p>
2.3	<p>The Council however has been approached separately by Ms J Gilbert of Team Network Ltd who was part of the China Sun Asia Pacific Ltd consortium involved in the media village concept of the overall proposal. Ms J Gilbert is interested in separately pursuing the development of the media village comprising sound and production film studios and is to forward further clarification and details on this media village proposal including resources and proposed project team. Upon receipt of such clarification detail, legal advice will be sought in relation to the Council progressing any discussions with Team Network Ltd on foot of the Development Brief issued.</p>
2.4	<p><u>(ii) Environmental Resource Park – Cleantech Cluster Development.</u></p> <p>Following the closing date for submissions to the Development Brief issued, the Evaluation Panel is currently undertaking an evaluation exercise which will assess the commercial sustainability and financial viability of proposals received. A report will be brought to SP&R Committee later this summer on the outcome of the evaluation exercise.</p>

3	Resource Implications
3.1	<p><u>Human Resources</u></p> <p>Staff Resource, primarily in Property & Projects, Financial Services, & Legal</p>

	Services, to progress.
3.2	<u>Asset & Other Implications</u> The development of this site represents a major regeneration opportunity for Belfast and has the potential to create significant economic and social benefits
3.3	<u>Financial Implications</u> Unknown at this stage

4	Equality and Good Relations Considerations
4.1	None at this time

5	Recommendations
5.1	<p>Members are asked to note that China Sun Asia Pacific Ltd have confirmed that they will not be progressing the sports and media village concept project at the North Foreshore site.</p> <p>They are further asked to note that Team Network Ltd, who were a subset of the China Sun Asia Pacific Ltd submission, have indicated that they are still interested in separately pursuing the development of the media village element comprising sound and production film studios. Upon receipt of further clarification details, legal advice will be sought in relation to any future discussions with Team Network Ltd and a further report brought back to Committee in August.</p> <p>A further report will also be brought back following the evaluation of submissions for the cleantech renewable energy site.</p>

6	Decision Tracking

7	Key to Abbreviations

8	Documents Attached