

**CITY CENTRE REGENERATION WORKING GROUP
MINUTE OF MEETING OF 20 MAY 2015**

In attendance: Councillor Boulton, Chair; Councillors Laing, Thomson and Yuill; Bob Collier, Aberdeen and Grampian Chamber of Commerce; Richard Noble, Aberdeen Inspired and Derek McCrindle, Scottish Enterprise; and Professor Ferdinand Von Prondzynski, Robert Gordon University. Officers –Angela Scott, Pete Leonard, Louise MacSween, Andrew Win, Karen Allan and Lynsey McBain.

Also in attendance: Scott Mackenzie, BDP; and Malcolm Hewines, Montagu Evans.

No.	Agenda Item	Notes of Discussion	Action / Decisions	By Whom
1.	Welcome & Apologies	Apologies were received on behalf of Councillor Young, Sir Ian Diamond, Steve Harris, Colin Crosby, Gordon McIntosh and Karen Donnelly.	Noted	
2.	Minute of Previous Meeting of 17 February 2015		Minute agreed as a correct record.	L McBain
3.	Matters Arising	The Convener advised that the change in date had been necessary due to the extension of the consultation period and to allow BDP the appropriate time to work on the feedback received. The Convener noted that it was very difficult to accommodate everyone's availability and to find a suitable date for everyone.	Noted	
4.	City Centre Masterplan	The Working Group received a presentation from Scott Mackenzie and Malcolm Hewines, which contained information on the City Centre Masterplan. Scott explained that since the last meeting of the Working Group, they had submitted the draft masterplan, which had been well developed and followed the consultation period in March. The final masterplan was submitted to council officers in early	Presentation noted	L MacSween/ A Win

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		<p>May and was to go before Full Council on 24 June for approval.</p> <p>Members discussed the delivery mechanism of the masterplan and what would happen once the masterplan was agreed. Angela Scott advised that BDP would report to Full Council and noted that the scale of the decision making was huge, however noted that the hard work would start after the masterplan was agreed.</p> <p>Scott then outlined the presentation to members. Scott explained that the need for a masterplan was in response to issues and opportunities in an increasingly competitive and international context and would help support economic growth, as well as building on the Strategic Investment Plan and Economic Strategy.</p> <p>Scott then outlined the city centre challenges and highlighted that energy was the primary driver of prosperity and Aberdeen's status as a global energy hub had significant influence on both the City and the shire. He also indicated that the value of a historic, layered city centre was negated by poor access and connectivity.</p> <p>The vision for the city centre was "a City Centre for a global city" and the purpose of the city centre masterplan and delivery programme was "energising the city centre to deliver prosperity and a better quality of life for all."</p> <p>Scott then explained that masterplan objectives as:-</p> <ul style="list-style-type: none"> • Changing perceptions 		

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		<ul style="list-style-type: none"> • Growing the city centre employment base • A metropolitan outlook • A living centre for everyone • Made in Aberdeen • Revealing waterfronts • Technologically advanced and environmentally responsible • Culturally distinctive <p>Scott also provided detail on the four themes which were been incorporated into the masterplan.</p> <ol style="list-style-type: none"> 1. Energy and More – a city centre that is the economic hub of a prosperous city region. There were 13 proposed city centre projects under this theme. 2. A City for People – a city centre that is alive with energy, meets everyone’s needs and aspirations, wherever they come from and however long they stay. There were 12 proposed city centre projects under this theme. 3. Light of the North – a city centre environment that makes for a unique and interesting experience. There were 11 proposed city centre projects under this theme. 4. The Connected City – a city centre that is accessible and wired. There were 13 proposed city centre projects under this theme. <p>The presentation then looked at the stakeholder support through the consultation period and noted that there were three extensive engagement exercises. 2812 participants and 2233 written responses were received. 62% supported the Vision, 68% agreed with the Objectives and support for the Projects (grouped</p>		

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		<p>into themes) ranged from 66% to 93%.</p> <p>Scott then outlined the projects with the strongest support from the public as well as the projects viewed as a major area of concern. The areas supported included:-</p> <ul style="list-style-type: none"> • Low cost commercial space for creative industries • Refurbishment and conversion of historic buildings to residential use • Local rail and network of stations. <p>Areas of concern included:-</p> <ul style="list-style-type: none"> • Stricter parking standards for new city centre development • Parking charges revised to discourage commuter parking • Woolmanhill Infirmary converted to hotel and housing • Expansion of Union Square and Bon Accord in a manner that complements the setting and city centre • New high quality contemporary architecture across the city centre. <p>Other commonly raised concerns included congestion, displacement of vehicles, the economy and lack of covered areas within the city centre for when the unpredictable weather hits.</p> <p>As a result of the consultation, various changes were made. At the Denburn, housing and parking was revised and servicing to theatre was maintained. At Woolmanhill, a museum proposal was incorporated. At</p>		

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		<p>the Trinity Centre, a more ambitious long-term redevelopment proposal was shown and at Aberdeen Market, a more ambitious redevelopment proposal was also shown.</p> <p>Malcolm Hewines then spoke the Working Group through the Delivery Plan of the masterplan which included the projects and phasing, the delivery outcomes, the business case, funding and partners, and the delivery approaches.</p> <p>Malcolm highlighted the headlines of the masterplan and noted that almost 7000 FTE jobs would be created, 12000 construction jobs, £3.5bn Gross Value Added (GVA) over 20 years, the city centre population would increase and would result in £17m more spend per annum, there were benefits for both the city and the shire and the masterplan offers value for money.</p> <p>Malcolm explained that with the delivery approaches there were two considerations. The overarching delivery body and to be project specific.</p> <p>Throughout the presentation, members asked a number of questions in regards to the masterplan and delivery structure. Members asked for details on the Union Street bridge and what would be done to help people from jumping from the bridge as well as accessibility into Union Terrace Gardens. Scott explained that the details were still to be worked on however the railway line and the road would remain the same. Malcolm advised that it would be a significant cost to cover the railway.</p> <p>There were also questions around city centre parking</p>		

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		<p>and the use of cars. Angela Scott explained that if the masterplan is agreed, a lot of processes and frameworks would need to change including the Local Transport Strategy and the Local Development Plan. Members also asked if lighting could be introduced at the Back Wynd steps. Scott explained that there was a project looking at lighting which would be inexpensive and would be an easier project to set up.</p> <p>Finally Derek McCrindle questioned how he could become more engaged as a partner and feed into the masterplan. Angela explained that once the Council makes a decision on the masterplan, they everyone can get involved. She advised that as a city, Aberdeen needed a vision and intimated that Scottish Enterprise would need to be involved in the next stages. Every single area would be subject to due diligence, but nothing could progress until a Council decision is reached.</p> <p><u>The Working Group resolved:-</u> to note the presentation and update.</p>		
5.	Date of Next Meeting	The Convener explained that another meeting date may not be needed; however the clerk would contact members with any update.	Noted	L McBain