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Corporate Plan Output: Environmental Improvement Plans	

On 23 September 1998, the Council resolved that the Environmental Policy and Planning Manager report to the December meeting on a number of outstanding matters relating to Cathedral Square. The purpose of this report is to address those matters. It is important that progress be maintained in resolving the outstanding issues in the Square notwithstanding any reconsideration of overall concepts behind the current layout.

### INTRODUCTION

The current redesign of Cathedral Square can be traced back to 1991. Underlying the changes is the recognition that Cathedral Square:

- is the major urban space of the city
- is the location of major city and civic events, parades and entertainment
- is in contrast to the soft, grassed landscapes of Victoria, Cranmer and Latimer Squares and the riverbanks
- has as its focus the Cathedral with formal relationships with Worcester and Colombo Streets and its maltese cross shape.

In July 1997 the Cathedral Square Design Report was completed to bring together into one document all of the conceptual design matters approved earlier by the Council relating to the redevelopment of Cathedral Square. The Council adopted the Design Report in August 1997.

The Design Report sets out the philosophy and objectives of the project. The main elements can be briefly summarised as follows:

- to strengthen the identity of Cathedral Square as the central focus of the City
- to make the Square a high quality, safe and attractive destination
- to achieve an open, predominantly pedestrian environment
- to provide opportunities for busy, vibrant activity spaces
- to encourage the spilling out of business activities around the edge of the Square
- to establish more green areas than at present

The adopted design concept uses contemporary elements in a formal arrangement. The emphasis is on high quality simplicity and openness.

Spilling out of activities is recognised as being important to the overall concept of the redevelopment. Initial approaches have been made to the ANZ and BNZ banks requesting the consideration of some of their ground floor space to being taken up by activities such as cafes. Indicative sketches were presented to the bank managers (**see Attachment 1**). While they were generally supportive of the concept for Cathedral Square, they indicated that the space was not available at this time. Other businesses have indicated that they are keen to utilise the space in front of their premises, i.e. the Millenium Hotel, the Heritage Hotel, the Camelot Hotel, and of course the Aquarium of Discovery uses the space outside the Regent building.

Following adoption of the Design Report in August 1997, detailed design work and then construction, in four stages, began. The current work effectively creates a platform upon which activities can take place. However, a number of additional matters were identified in the Design Report as being important in order to achieve the objectives for the Square, but they were not resolved at that time and required further investigation. This report discusses those matters.

#### **ISSUES TO BE RESOLVED**

This report splits the matters into seven categories:

- Street furniture - banners, heritage plaques, bollards, and private businesses
- Lighting - wash and feature lighting, the Cathedral, and Colombo Street entrances
- Activities - food and market stalls, and events
- Passenger transport related issues
- Police kiosk
- Artwork
- Children's features

**Attachment 2** is a plan of the Square identifying the activity spaces in the redeveloped Square. This plan will be referred to a number of times in this report.

#### **STREET FURNITURE**

**(a) Banners**

The Design Report originally indicated that banners could be hung from the taller light standards in the redeveloped Square. However, detailed design showed that the taller light standards would be located along the line of the roadway. The design concept has been to minimise the dominance of the roadway as much as possible in order to ensure a predominantly pedestrian environment, therefore it was considered inappropriate to highlight the line of the road with banners. It was also found that cost savings could be made as the structural strength required of the light standards could be significantly reduced.

It is now proposed to have two banner poles at each of the north and south entrances as shown on **Attachment 3**. They will be single banner pivot arm installations, i.e. banners that change direction with the wind, and they will be installed at a total cost of approximately \$8,000. That amount is included in the Community Relations Unit budget for the 1999/00 budget year.

Conclusion: That the information be received.

**(b) Heritage Plaques**

The Design Report stated that the plaques in Four Ships Court are to be retained, but acknowledged that they may have to be relocated or reoriented.

Contact has been made with a number of individuals and groups who have indicated an interest in the future of the plaques in the Four Ships Court area. A preliminary design has been prepared which will provide a larger soil space for the trees, and which raises the Four Ships Court plaques off the ground in conjunction with some seating. The design will also address a number of other plaques in the area, i.e. the Ngai Tahu plaques, the pre-Adamite plaque, and the Surveyors plaque. It is proposed that they will all be placed above ground level on plinths. **Attachment 4** shows an indicative ground plan and a perspective for the Four Ships Court area. The interested parties will be consulted and a final design will be incorporated into the Stage 4 contract at a later date. The present budget provides \$10,000 for work associated with the plaques. This amount would only cover the lifting of the Four Ships plaques, minor restoration works on them, and then remounting them in the ground. Therefore, once the final design is resolved, it will need to be costed and extra funding will need to be sought for the 1999/00 budget year.

**Conclusion:** That the preliminary concept for the Four Ships Court area be endorsed and that, following consultation, the final design for the Four Ships Court area be costed for incorporation into the 1999/00 budget year.

**(c) Directional Signage/Poster and Information Bollards**

The directional finger signs currently in the Square will be retained generally in their current positions shown on **Attachment 5**.

The Design Report identified that bollards of different types could be included in the Square. These included poster and information bollards.

The Design Report indicated that the size of any proposed poster bollards must be reduced compared with that existing as they can be intimidating features due to people being able to hide behind them. Correspondingly, it was recommended that the number of bollards would have to be increased to four. New bollards would have to be carefully designed and located to avoid visual clutter in the Square. At this stage, the existing bollard is to be removed, and the requirement for poster bollards in the Square is being reviewed.

Currently there is an information bollard by the police kiosk in the Square. It includes a street map and the identification of key features of the Central City and buildings in Cathedral Square. It is proposed to explore the option of removing this bollard and resiting this information on the police kiosk walls (the police kiosk is discussed later in this report).

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

**(d) Street furniture associated with adjoining private businesses**

In June 1997, the Council resolved to permit activities to 'spill out' into the Square. To enable this, the provision of moveable street furniture in licensed areas will be encouraged. However, it is critical that the design and materials of this furniture be of a high quality in order to complement the design concept in the Square.

It is proposed that design guidelines requiring high quality design for private street furniture will be prepared and applied in the Square.

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

## **LIGHTING**

The Design Report objective is to create a high standard of lighting design which meets the overall requirements for Cathedral Square while providing a safe, visually stimulating, night time experience. Lighting consultant, Barry Webb & Associates were engaged to prepare a lighting design for the Square which would meet that objective.

As a part of the current contracts, light standards, tree uplighting and feature lighting of Godley Statue are being installed. The standards proposed will provide a uniform level of pedestrian scale lighting and light the roadway.

Principal pedestrian routes across the Square will be identified by linked pedestrian lighting. However, the current project does not include elements which are considered important to the overall lighting design of the Square. These are wash and feature lighting, and the lighting of the Colombo Street entries.

### **(a) Wash and feature lighting of buildings around the Square**

Wash lighting is washing the facades of the buildings with light to create a visible wall around the periphery of the Square at night. It is achieved by the use of spotlights from the top of the light standards. Resource consent has already been obtained for the wash lighting (as part of the application for general lighting). The buildings are currently lit by the tall mast lights in the Square which will be removed as part of the redevelopment. This could result in the buildings presenting a dark unwelcoming frame around the Square. It is therefore recommended that the wash lighting proceeds.

Feature lighting is spotlighting the principal features of all heritage buildings and sculptures, for example the Press, the Regent, the former Chief Post Office. The feature lighting will highlight the significant architectural features of the buildings, and will result in the highlighting of the east/west gateways to the Square, i.e. the Press and Former Government Buildings to the east, and the Regent to the west. The Design Report emphasises that the Square is the most important gathering space and public face of the City. As such, it has a critical role to play in conveying a positive and strong identity for Christchurch. Feature lighting is considered important in order to create a dramatic visual effect and to emphasise the prominence of the Square.

The wash and feature lighting of the buildings is estimated to cost \$64,000.

Conclusion: That wash lighting of buildings around the edge of the Square and feature lighting of heritage buildings be approved, and that provision of \$64,000 be made in the 1999/00 budget year.

**(b) The Cathedral**

Christ Church Cathedral is one of the heritage buildings identified as needing feature lighting. In November 1997, various lighting issues were reported to Central City Committee. Reports from Barry Webb & Associates were appended. Barry Webb & Associates stated in one report:

*“The Cathedral is unquestionably the most important single object in the Square. It is probably also the worst lit. The lighting of the Cathedral is generally determined by convenient locations for fittings rather than the important objects of the Cathedral architecture.”*

In another, they stated:

*“The Cathedral is a critical part of the Square. If the lighting of the Square is upgraded without relighting the Cathedral we believe the end result could be a failure and probably a waste of money.”*

The cost of feature lighting the Cathedral is estimated at \$353,000. This includes using Barry Webb & Associates for the preparation of a lighting concept. The concept would include matters such as assessing the desired appearance of the Cathedral, identification of the facades that should be lit, setting of a hierarchy of lighting of the facade, and recommendation of the light sources to be used and possible locations. In November 1997, the Council resolved to consider the lighting of the Cathedral as part of the Cathedral Square Redevelopment project in the 1998/99 budget year, however it was not included at that time. It is strongly recommended that the feature lighting of the Cathedral proceeds.

Conclusion: That feature lighting of the Cathedral be approved and that provision of \$353,000 be made in the 1999/00 budget year.

**(c) Colombo Street entrances to the Square**

Although the granite paving extends over the north and south Colombo Street entrances to the Square, it is currently proposed to retain the existing street lighting instead of replacing it with the specially designed Square lighting. These entrances are the gateways to the Square, and should be treated as important to the overall image of the Square. It is considered that the street lighting and wash lighting design should be consistently applied throughout the redevelopment area to give a single, visually coherent design.

The street and wash lighting is estimated to cost \$69,000. It is recommended that this lighting proceeds.

Conclusion: That street lighting and wash lighting of buildings in the Colombo Street entrances be approved, and that provision of \$69,000 be made in the 1999/00 budget.

**ACTIVITIES – STALLS/MARKET/EVENTS**

**(a) Street Stalls and Market**

The existing street stalls and market in the Square have been the subjects of debate for some time now. In June 1997, a report went before the Central City Committee recommending that six to ten street stalls be permitted in the Square, that they be subject to specific design guidelines, and that the market be operated on a Friday only. No decision was made at that time. The issue now needs to be resolved. The redevelopment of Cathedral Square will be complete late next year, and the stallholders, who are currently on monthly licenses, seek an indication as to their future. If the requirements for stall design are to change, the stallholders will require lead-in time in order to design and build new street stalls. The current policy for the street stalls and market within Cathedral Square was adopted in 1991 (**refer Attachment 6**). The policy makes the following distinctions between different types of stall:

- (i) Permanent Food Stalls - licensed to operate five days a week.
- (ii) International Food Fair Stalls - ethnic food stalls licensed to operate two days per week.
- (iii) Heart of the City Market - general goods market stalls managed under licence.

Relevant sections of the policy are as follows:

- *That the Council limit the number of permanent specialised food stalls in Cathedral Square to seven only.*
- *That a regular review be conducted of the type and quality of food available.*
- *That the possible relocation of the International Food Fair be deferred until such time as the current review of the City Plan is completed.*
- *That the rentals and charges for all stalls be applied on a current commercial basis for comparable rental space adjoining the Square, with the recovery of all costs.*
- *That the design and appearance of the stalls and markets be reviewed so that they will meet the requirements of the new Cathedral Square proposals in the future.*

Therefore, it was acknowledged at the time (1991) that the type and quality of food available, location, design, and appearance of the stalls and market would need to be reviewed.

When discussing street stalls, it is no longer considered necessary to refer to the categories listed above in the policy. This report will refer to 'street stalls' and 'the market'. Street stalls could sell items such as flowers, fruit, lunches, etc. The market is where a range of items are sold.

The main elements of the 1997 Design Report for the Square can be summarised as:

Amenity	Attractive, safe, secure, welcoming, pedestrian
Image	Central city - principal commercial, administration, employment, cultural and tourism focus of the City and the venue for a range of other activities, high quality, positive, important gathering place
Activities	Ground floor activities spilling out onto street encouraged

'People-attracting' activities are needed in the Square and, until these are established in the surrounding buildings, something is needed to reinforce the status of the Square as an attractive, busy, and exciting gathering space which caters for local pedestrians and tourists. Events are an important part of this.



In June 1997, the Council resolved to continue running events and concerts in the Square, and the Friday lunchtime concerts will continue. However, it is considered important that a food presence is maintained in the Square to reinforce the idea that you can get lunch and entertainment in the Square, i.e. that it is an interesting and whole destination in itself. The Square needs to appear vibrant and busy and the key ingredients in achieving that are density of people, and diversity of activities. Street stalls add to the festive, busy atmosphere and draw people into the Square.

Therefore, it is recommended that street stalls and a market remain as a part of the redeveloped Square. However, it is considered that the current arrangement of stalls does not meet the objectives of the Design Report with regard to attractiveness and a high quality image. Many of the present stalls are of a functional, utilitarian design. The caravan-type stalls are large solid objects forming a visual and physical barrier in the Square, and they will not complement the new high quality space being constructed. In terms of the market, it is considered that it has become too spread out, and the design of a number of the individual stalls is unattractive.

It is, however, considered that street stalls and a market can be designed to be in keeping with a high quality public space. It is also important that any street stalls and market do not inhibit the spilling out of activities from adjoining buildings. In terms of street stalls, their design, location, and number could be controlled. In terms of a market, its size, location, design, and frequency could be controlled.

Information regarding perceptions of the stalls has been gathered. The 1994 Annual Survey of Residents asked respondents about activities within Cathedral Square and how much of them they would like to see. The activities listed included craft stalls, food stalls and other street sellers. The responses showed that 60% to 70% of respondents at that time would like to see the same or more craft and food stalls and other street sellers.

A count of food stall purchasers was held over three days between 12.00 pm and 2.00 pm in April 1997. The numbers were as follows; Friday 4 - 784 purchasers, Tuesday 8 - 300 purchasers, Thursday 10 - 506 purchasers. Therefore, a significant number of people use the food stalls.

A survey of public opinion was conducted between 10.00 am and 3.30 pm on Thursday 6 and Friday 7 November 1997 in Cathedral Square. The results of the survey showed overwhelming support for the retention of the market and food stalls within Cathedral Square, however, a significant number of people considered the structure and appearance of both needed to be changed.

Telephone comments have been sought from commercial operators in adjoining buildings. This was not a statistically valid survey due to the small numbers involved, however some interesting comments were made. Of those contacted, the majority were in favour of

retaining the market and stalls, however most felt that they needed to be upgraded and their quality improved. Some of those in support saw the stalls as being in competition with their business. They supported them as they were fun, added colour to the Square, attracted people, and were the type of activities people expected to see within a city square. Those which opposed the stalls saw them as messy, tacky and smelly, and considered them as unfair competition.

A meeting was held on Monday 9 November 1998 with stallholders and market representatives. The general concept of small-scale, self-contained street stalls and a Friday market was presented to them. The main concern expressed was that power should be available to all stalls in order to keep drinks, ice creams, etc, cold. Stallholders also sought that their stalls be able to be left overnight. It was generally agreed that gas could be used for cooking. Another concern expressed was that stalls being at street level would not be practical in terms of the safety and security of the stallholders. Some of the stallholders advised that their current stalls represented significant expenditure and they did not consider it necessary to redesign. The view was also expressed that the stallholders should be included more as a part of events in the Square. The market managers agreed that a new image and stall design for the market would be beneficial, but were concerned that one day a week would not be enough to ensure adequate income for market stalls.

Taking all of these matters into account, it is proposed that there be six to eight street stalls located as shown on **Attachment 2**. Design guidelines would be incorporated into the license agreements. These would ensure small, fully self-contained stalls at street level, rather than with raised floor levels. Food stalls would be able to provide a small amount of seating within a contained area, and of a compatible design. Issues such as rubbish bin provision and cleaning would also be covered. Water and waste would be contained within the stall and disposed off-site. Although power will be available in the Stage 4 area, it is not intended to be available so that the stalls are kept at a small scale, and can be moved around very easily if required, for example due to the holding of a special event. The current situation of clusters of stalls around one point is to be avoided. A number of the stalls currently use gas for cooking, therefore the main issue is that of keeping drinks, etc, cold. Drinks can be kept cold in gas fridges which are actually used now by stalls. If the Council wishes to provide for a special comprehensive drinks/ice creams stall, then one site could be tendered as having power available. Lights can also be powered by gas. If the stallholders wished to leave their stalls overnight, that could be accommodated, however small-scale stalls would be likely to be subject to the vandalism issues which are not relevant to large caravans, and it would not be recommended that they be left overnight. With regard to the street level concept, it is noted that some stalls in the Square are already at street level, eg the potato stall is at street level and can be raised to move off-site. Street level stalls are considered to be more of a pedestrian scale. It is considered essential that the stallholders are fully consulted with before any design guidelines are prepared in order to assess their practical requirements.

In terms of the market, it is proposed that it be held on Fridays only, and that it be located within the area shown on **Attachment 2**. More investigation needs to be done regarding the appropriateness of a two-day market in the Square, or whether increased promotion of the market could lead to increased income on the Friday. The type of stall awning is to be reviewed, and theming and promotion of the market will also be investigated.

Conclusion: That the Committee support a policy based upon six to eight small, self-contained stalls and one market day on Fridays, with locations as generally shown on **Attachment 2**.

**(b) Events**

The Design Report acknowledges the Square as the most important gathering space, and the 'public face' and premier public space in Christchurch. As stated earlier, the Square needs to appear vibrant and busy to attract more people to it, and the key ingredients in achieving this are density of people, and diversity of activities. Events are critical to the life and vibrancy of the Square.

Currently a Friday concert is run every week, and other events are run as appropriate with a higher frequency during festivals such as Kidsfest. However, it is considered important that the number and hours of events be increased to bring more people into the Square. Events can include concerts, games, sports, exhibitions for example. A separate report will be produced in due course assessing the practicality of holding events three days a week (Wednesday to Friday) between 10.00 am and 4.00 pm. Issues such as whether it can be done successfully, resourcing, staffing, and funding will need to be addressed.

In June 1997, the Council resolved that the chess set be maintained in the Square, and enhanced through redesign. It also resolved that other games would be further investigated; in particular hard court activities, backgammon and the provision of a stainless steel table-tennis table.

Gillian Galbraith, Events Administrator, has considered the chess set and proposed games. The new position of the chess board is shown on **Attachment 2**. The current chess set is of wood construction covered with fibreglass and paint and is in poor condition. It is recommended that the pieces be replaced with a polyresin set rather than wood. Polyresin has a longer lifespan, and the replacement of stolen or damaged pieces will be considerably less. A polyresin set will cost \$9,000. Other Councils have also approached us seeking chess pieces so we could have a potential revenue opportunity once we have the moulds made. It is proposed that the chess board squares be formed from black and white granite paving. The estimate for this paving is \$4,000. The white storage box which currently houses the pieces and the wizards ladder is to be removed and an alternative means of storage found.

The spaces in the Square have been fully allocated for various activities and functions (as shown in **Attachment 2**). The allocated events area is large and can be made available for all kinds of events, games, parades, promotions and entertainment through a booking system. The scope of games that can be accommodated is virtually limitless, and could include the hard court activities, board games, and table tennis mentioned above. The granite paving will provide a good surface for most ball sports. The Square has been used in the past for touch rugby, netball, basketball and softball. The equipment would need to be provided privately as the Council does not own such items, however, this could be investigated in the future.

- Conclusion: 1. That a new chess set and board be approved, and that provision be made for \$13,000 in the 1999/00 budget year.
2. That the information on events be received.

#### **PASSENGER TRANSPORT RELATED ISSUES**

George Hadley, Transportation Planning Engineer, reports as follows:

“The purpose of this report is to report back on the passenger transport related issues in connection with the Cathedral Square redevelopment, following the recommendations made by the City Council at its meeting on 23 September 1998:

1. *That officers immediately investigate the provision of a suitable off-street site on the northern side of Cathedral Square as a waiting area for bus patrons.*
2. *That the existing bus information centre not be retained in its present position and that discussions be concluded with the Canterbury Regional Council regarding the relocation of the centre.*
3. *That officers investigate the issue of lay-over areas outside Cathedral Square for buses waiting (if need be with the Canterbury Regional Council).*

**(a) Off-street Passenger Waiting Area**

The waiting area was proposed because of the current inadequate number of bus shelters in the north-west quadrant of the Square.

A meeting was arranged between City and Regional Council staff in order to identify a suitable site for a passenger waiting area. The Regional Council staff recommended that the location of this area must have good visibility of as many of the bus stops as possible. This is because passengers will only wait in an area away from their stop provided they can see the stop, and therefore the bus arriving, and are able to walk directly and easily to the stop. They also proposed that the off-street waiting area should not be combined with their bus information centre (see below) for operational reasons.

**Attachment 7** shows the current premises in the north-west quadrant of the Square. Only two are currently vacant, the Sevicke Jones building and the former Jackson Bay shop. The Sevicke Jones building has heritage status and gives limited visibility for passengers, and only five stops would be visible from inside the building. The former Jackson Bay shop, although having full height front windows, would also only have five stops visible from inside the building. Even with remote cameras and viewing screens inside one of these buildings, passengers would still have to walk up to 200 metres to catch the bus.

Therefore it is considered that, due to the dispersed nature of the bus stops around the Square, the provision of a passenger waiting area would not be appropriate. The funds allocated for this purpose could be used for additional public transport infrastructure in the central city area. This view is also supported by the Canterbury Regional Council staff.

**(b) Bus Information Centre**

The existing bus information kiosk in the Square is leased by the City Council to Scenic Travel Limited who sub-lease part of the building to the Regional Council.

The Regional Council have confirmed that they are endeavouring to vacate the existing bus information kiosk no later than March 1999 and this is also the situation with Scenic Travel Limited. Both the Regional Council and Scenic Travel will be responsible for the expenditure involved in relocating to new premises without any funding assistance from the City Council.

The existing kiosk building will be removed from the Square as part of the Stage 4 works and be stored at the Pages Road depot until a suitable alternative site/use can be identified.

**(c) Bus Stop Lay-over Areas**

There are insufficient stops within the Square to accommodate all the bus services at peak times. Additional remote lay-over areas are required for operational control, to allow a continuous flow of buses through the pick-up locations within the Square and Gloucester Street. Currently, limited remote lay-over stops are available on Oxford Terrace and Gloucester Street, however, since the relocation of the bus services into the north-west quadrant of the Square, the CRC have identified additional suitable sites on Oxford Terrace and Manchester Street as shown on **Attachment 8**.

The following recommendations are going to the City Services Committee.

1. That the provision of a passenger waiting area in the north-west quadrant of the Square is not pursued and the \$48,000 allocated for this purpose be used to provide additional public transport infrastructure in the central city area.
2. That a "*bus stop*" be installed on the western side of Oxford Terrace commencing at a point 38 metres in a southerly direction from its intersection with Gloucester Street and extending in a southerly direction for a distance of 28 metres. (This replaces four metered spaces).
3. That a "*bus stop*" be installed on the eastern side of Manchester Street commencing at a point 28 metres north from its intersection with Gloucester Street and extending in a northerly direction for a distance of 15 metres. (Existing temporary "*bus stop*" in front of parking building).

Conclusion: That the information be received.

#### **POLICE KIOSK**

The existing Police kiosk is located on the northern side of the Square. Police staff and volunteers use the kiosk with night shifts until 5.00 am on Thursday, Friday and Saturday.

The Police have leased the current kiosk from the Council since 1991. The \$30,000 annual rental is subsidised by the Council by \$20,000 (Community Relations Unit budget).

One of the three key components of the Square redevelopment was that "*It must be safe*". The Cathedral Square Design report included the following project objectives:

- “(iii) To allow for a spatial organisation within the Square which provides a visually coherent experience.*
- (v) To provide perceived and actual safety to people using the Square at all times.”*

In looking at the future of the Police kiosk two issues need to be addressed. Firstly, the role of the police presence in the Square and, secondly, how the

police should be accommodated. In terms of accommodating the police three options have been considered: retaining the existing kiosk; building a new facility within the Square; or relocating to a building on the perimeter of the Square.

Jan McLauchlan, Christchurch Safer Community Council, has provided input in terms of the role of the police presence and David Sheppard, Urban Design consultant, has provided input in terms of the design concept and the accommodation options. **Attachment 9** contains these comments.

Jan McLauchlan identifies a perception that the Square is unsafe, particularly at night and the best way to change this is to introduce people-generating activities. With the introduction of activities over time this perception may change and a gradual phasing out of the police presence within the Square is suggested.

David Sheppard outlines the previous investigations, discussions with the police, and how the options fit within the design concept. Considerable time has been spent on designing a new facility within the Square to provide for an increased police presence. This involved utilising the underground toilets so the size of the building would not detract from the open space of the Square. The estimated cost of this option was \$309,000 (\$340,000 including 10% contingency).

The retention of the existing building is not consistent with the design concept, particularly the open space objectives which seek to keep the Square free of structures and obstacles. The building is located along the north/south axis which is identified as being visually important.

The concept for the Square involves both physical improvements and the introduction of more people-generating activities. Physical improvements include the removal of obstacles resulting in greater visibility across the Square, improved lighting and installation of security cameras. Property owners around the edge of the Square will be encouraged to utilise the space in front of their premises.

If over time the concept is successful and the 'perceived and actual safety of people' is provided for, there will be less need for a police presence within the Square (above other public areas). However, it is acknowledged that it will take time for perceptions to change. The retention of the police kiosk in the meantime would allow time for the environment and perceptions to change. In the future it may be possible for the Police to relocate to a building on the perimeter of the Square, thereby maintaining a presence without compromising the design objectives of keeping the Square open.

With the short-term retention of the kiosk some external improvements can be made to simplify its appearance and assist in the building blending in with its surrounds, for example painting and signage. This will be funded from the Property Unit's maintenance budget (\$3,000 1998 and \$5,000 1999).

With any gradual phasing out, on-going consultation with the Police and volunteers will be necessary.



Conclusion: That the police kiosk be renovated and retained in the meantime and reviewed as public perceptions change.

#### MAJOR ARTWORK

The Design Report identified that works of art were to be investigated for the Square. 'Art' is used in the broadest sense and could include features such as ceramic paving tiles, sculptures, and statues. Locations for potential artworks are shown on **Attachment 2**.

A major work of art is proposed for the Square in the location shown on **Attachment 3**. The Community Trust is providing funding of \$226,000 for this artwork. It will be a Turning Point 2000 administered project and is expected to be completed by October 2000.

Conclusion: That the information be received.

#### CHILDREN'S FEATURES

The opportunities for children's and young person's activities within Cathedral Square have previously been considered as part of the Square redevelopment process. In June 1997 the Council resolved that Children's activities were to be "*environmentally friendly, educational, interesting, interactive, fun, flexible and a magnet to encourage children and their families into the Square.*"

Consideration was given to providing a conventional playground in the Square, however this was not pursued as it would require a dedicated area and involve permanent structures. More fundamentally these types of play areas do not appeal to the full spectrum of age groups.

In June 1997 the Council resolved that a range of opportunities for children's activities should be further investigated including:

- *A water feature which allows for children to enjoy playing safely with water and including interesting features.*
- *Specific children's art sites*
- *Heritage trail for children*
- *Opportunities for regular display of children's art possibly in buildings adjoining the Square.*
- *Opportunities for major promotions, including concerts.*

A total of \$100, 000 has been budgeted for children's features (\$50,000 in 1998/99 and 2000/01).

Three components have been selected for further investigation: a children's heritage trail, interactive children's art and a small-scale water feature. The Children's Advocate has been involved in the development of the concept and more recently discussions have been held with Heritage Planners, Community Arts workers, and the Parks Unit.

- (a) A heritage trail is an alternative to physical works which would encourage children to explore what is already established in the

Square. The emphasis would be on educating children. A paper handout will be prepared with different age groups in mind and include a map for children to follow. A geographical basis is particularly important as it would encourage children to explore different areas and features that they might not otherwise notice. For example, it could identify where to find plaques to read and include a space for them to write about the significance of the feature from information on the plaque.

- (b) As a second attraction, freestanding interactive pieces of art are proposed which appeal particularly to children. Objects which can be touched present an opportunity for interactive play. These do not need to be in an allocated area rather it is proposed that these be placed throughout the Square and may not necessarily be fixed items. For example, in Melbourne, a sculpture of a purse is a feature in public areas which is periodically moved to a different location.

A variety of sizes of pieces could be selected so as to appeal to 'small' people. Overseas examples illustrate this concept and will be presented at the meeting. These include people figures, animal figures and coloured tiles for example. It is proposed that a brief for artists be prepared with detailed parameters specified. Art pieces would be selected from proposals submitted by artists.

- (c) The design report included a water feature located either side of the ramp west of Godley Statue (**refer Attachment 2**). David Sheppard, Urban Design consultant, has described this as water flowing down the steps with the ramp appearing as bridge over the water. Water connections in this locality have been included in the Stage 4 contract documents.

It has been suggested that this water feature be adopted as part of the children's features, as it is located on the main axis and has a change in level. This has not been separately budgeted for and would be an expensive item. Discussions with the Children's Advocate and Parks Planner have indicated that care needs to be taken that a feature involving water is not dangerous or cold.

A smaller feature incorporating less water would be more in line with the children's feature concept, for example animal figures with water 'squirting' out surrounded by a shallow pool of water. This could form part of the interactive art brief with the area to the south of the ramp identified as the proposed location. This would be a more realistic option in terms of the children's feature budget.

Between Four Ships Court and Godley Statue there is currently a raised, fenced-off children's area containing coloured climbing equipment and a small slide. The Stage 4 contract works will remove this raised area and asphalt it. The module play equipment consists of two activity pieces and is in need of maintenance. Kevin Williams, Parks Unit, has advised that the impact material under it no longer meets current safety requirements in terms of clearance. If these module pieces were to be reused approximately 35m<sup>2</sup> of impact material would be required @ \$170 / m<sup>2</sup>; this would cost

approximately \$5, 000 - \$6, 000. It has also been advised that this brand of module equipment is no longer being made and adding any pieces would be difficult. There is only one other similar set in Christchurch and the Square pieces are likely to be added onto this. It is recommended that this equipment is not reinstated.

In line with the previous approval, a combination of a children's heritage trail, interactive art pieces and a small-scale water feature is proposed which would be unique to the Square and provide a different experience compared to local parks 'swings and slides'.

Conclusion: That the information be received.

#### **PROPOSALS FOR SQUARE SOFTENING EFFECT**

The Committee noted that the concept plan, as approved in July 1997, will increase the grassed areas within the Square by some 70%, and that the number of trees would remain the same at 35.

Following the seminar on Tuesday 24 November, Robert Watson, Landscape Architect, provided members with an amended plan of the main landscaping features of the Cathedral Square.

He advised that, subject to detailed design, up to 13 additional trees could be incorporated in the plan including Stage 5, some of these to be planted within planters and the remainder set in grilles. In addition, there may be scope for additional planting in boxes.

In response to a question from the Mayor as to the provision of some trees between the Millennium Hotel and Worcester Street East, Mr Watson advised that too many trees would cause shadows to be cast across the frontages to the two hotel outdoor seating areas. Some portable plants could be provided in conjunction with the proposed flagpoles and possibly a water feature.

Mr David Sheppard, Architect, referred to the difference in the colouring of the granite blocks between one side of the Square and the other, and how the darker shaded blocks may be able to be selected for use adjacent to the Cathedral to reduce the whiteness and glare effect.

- Recommendation:**
1. That the additional trees, with planters, be approved for implementation, subject to detailed design and consultation.
  2. That the additional costs of \$55,000 be found from within Stage 4 savings, or be budgeted in the 1999/00 year.

#### **STREET FURNITURE**

##### **(a) Banners**

**Recommendation:** That the inclusion of \$8,000 in the Community Relations 1999/00 budget for two banner poles be supported.

**(b) Heritage plaques, additional planting and seating**

**Recommendation:** That the preliminary concept for the Four Ships Court area be endorsed, and that following consultation, the final design for the Four Ships Court area be costed for incorporation into the 1999/00 budget year.

**(c) Directional signage/poster and information bollards**

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

**(d) Street furniture associated with adjoining private businesses**

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

**LIGHTING**

**(a) Wash and feature lighting of buildings around the Square**

**Recommendation:** That wash lighting of buildings around the edge of the Square and feature lighting of heritage buildings be approved, and that provision of \$64,000 be made in the 1999/00 budget year.

**(b) The Cathedral**

**Recommendation:** That feature lighting of the Cathedral be approved, and that provision of \$353,000 be staged over a five-year period.

**(c) Colombo Street entrances to the Square**

**Recommendation:** That street lighting and wash lighting of buildings in the Colombo Street entrances be approved, and that the provision of \$69,000 be provided over a five-year period.

**ACTIVITIES – STALLS/MARKET/EVENTS**

**(a) Street Stalls and Market**

**Recommendation:**

1. That a policy for the establishment of street stalls based upon six to eight small stalls, the location of each generally in accordance with Attachment 2 (Activity Plan), be supported.
2. That the provision of the single market day each week, each location to be generally in accordance with that shown on the Activity Plan (Attachment 2), be supported.

**(b) Events**

**Recommendation:**

1. That new chess sets, one for adults and the other for children, be approved, and that provision be made for \$20,000 in the 1999/00 budget year.
2. That the paving for the chess sets, at an estimated cost of \$6,000, be considered as part of the six-monthly budget review process.
3. That the information on Events be received.

**(c) Speaker's Corner**

**Recommendation:** That approval be given to the site identified in the Activity Plan for The Wizard and Speaker's Corner.

**PASSENGER TRANSPORT RELATED ISSUES**

(a) **Off-street Passenger Waiting Area**

(b) **Bus Information Centre**

(c) **Bus Stop Layover Areas**

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

**POLICE KIOSK**

**Recommendation:** That the Police Kiosk be renovated and retained in the meantime, and reviewed as public perceptions change.

**MAJOR ARTWORKS**

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

**CHILDREN'S FEATURES**

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

**FUNDING PROVISIONS**

**Recommendation:** That the matter of funding for items of equipment or enhancements identified as future works be referred to the budget sub-committee, with a request for the additional funding to be made available.