

**4. CATHEDRAL SQUARE REDEVELOPMENT:
WORK IN PLANNING STAGES**

RR 9241

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The purpose of this report is to advise the Council of potential costs for additional items of work still in the planning stages and to seek approval of the proposed funding strategy for this work.

INTRODUCTION

The additional items of work outside the current project scope which potentially impact on funding include such things as additional trees, Four Ships Court area including plaques, lighting and children's activities.

At its meeting on 10 December 1998, the Council resolved:

- (i) (through the Projects and Property Committee)

“that all parties involved with the project make every endeavour to maintain the total contingency above \$400,000 through pursuing further savings”; and

“that any future reports regarding furniture, other fixtures, landscaping and lighting or any other similar works in Cathedral Square be submitted to the Projects and Property Committee, rather than any other Committee”; and

“ that any alterations or additions to the current approved plans for Cathedral Square including alterations to furniture, other fixtures, landscaping and lighting be properly funded through the Council budget process”.

- (ii) (through the Environmental Committee)

“1. that the Major Projects Co-ordinator be asked to validate the estimates for additional works and report to the Projects and Property Committee in February;

2. that the Major Projects Co-ordinator be asked to specify any works which should be considered for funding within the current financial year;

3. that the remaining works be considered for funding in the Annual Plan process”

DISCUSSION

The items of additional work are discussed below with a brief explanation of the new scope of work and potential funding requirements. Briefing requirements have been established by the Environmental Policy and Planning Unit and the City Design Unit has commented on technical feasibility, timing and budget estimates.

Additional Trees and Landscaping

(i) **Scope of Work** (requires final confirmation by Environmental Policy & Planning Unit)

The following options are being explored by Environmental Policy & Planning Unit:

- The addition of two trees in Colombo Street (South) to the same size (2.5 – 3.0 m high), detail (eg tree grates, protection, irrigation etc), and species (pin oak) as the four existing trees in this area.
- The addition of two lime trees (5-6 metres high) in the south-east quadrant (BNZ and Millennium corner) in planter boxes and to the same level of detail as the two existing planter boxes in this area (eg coloured concrete facings, raised grass area, timber seats, rubbish bins, irrigation, etc).
- The addition of one new plane tree (5-6 metres high) beside the existing protected tree on the south lawn of the Cathedral grounds
- The addition of planter boxes, hanging baskets and trees along the 'slow road'.

(Note, the above additional landscaping is all technically feasible. The Environmental Policy and Planning Unit is still to carry out further design work and consultation with affected stakeholders.)

(ii) **Funding**

The planting of trees is best carried out in the planting season (ie June – August). Tree planting can be carried out at any later date without incurring additional cost, although given the public response to additional trees and greenery, it is recommended that additional trees be planted this planting season. This work can be accommodated without the need for additional funding provided the Environmental Policy and Planning Unit and the designers work within a budget figure of \$50,000 (refer Summary and Funding Strategy Table).

Additional Lighting

(i) Scope of Work

- To 'wash light' all buildings on the perimeter of the Square to provide a visible frame around the Square defining its heritage form and to develop a clear plan for 'feature lighting' buildings of special significance (including more accurate budget estimates, programming, negotiations with building owners and an accurately defined scope of work). The wash lighting is considered by Environmental Policy and Planning Unit and the concept design team as being an essential part of the overall lighting concept and critical to its success. \$64,000.
- 'Feature light' buildings of special significance in the Square such as the Central Post Office, old Government Building, The Press, Warners, Regent Theatre, Lyttelton Times, Sevicke Jones. \$94,000.
- To provide general street lighting (and 'wash lighting' of adjacent buildings) in the Colombo Street entrances (north and south). \$78,000.
- To provide full feature lighting of the Cathedral. (City Design have confirmed that existing power supply, cables and ducts should be sufficient for any new lighting scheme. Some excavation and cabling will be required but it is difficult to allow for this work now without developing the design further.) \$350,000.

(ii) Funding

This work can be carried out at any future date without incurring additional cost and without major disruption to the Square. It is recommended that the pedestrian and general lighting be installed as currently proposed within the forthcoming Stage 4 contract and that further lighting requirements for the Square be reviewed at completion before proceeding with design development, budget validation and programming.

In anticipation of the wash lighting proceeding after the main construction works, it is possible that, at the project's end, there will be a remaining contingency to fund this work. A sum of \$64,000 should be set aside from the contingency for this work but should not be expended until the project in its current scope is fully completed. Other work could be allowed for in future capital work programmes, if necessary.

Four Ships Court Area

(i) Scope of Work

- To relocate and redesign the plaques in the Four Ships Court area to allow a more coherent interpretation of the plaques and relationship to our social history.
- To provide additional landscaped areas in the Square and additional seating.

(Note, a resource consent is still required for the design of the Four Ships Court area before it can be incorporated into the Stage 4 contract. This is expected to be granted in April 1999).

(ii) Funding

There is some urgency for this work, to enable it to be incorporated into the Stage 4 contract. To this end funding is required in the current financial year so that the work can be planned for with certainty and carried out in the most cost effective manner. The Stage 4 tender price already has a provision for basic improvement works in this area, but now that the additional briefing requirements have been received it is estimated that a further \$65,000 is required for these works. It is recommended that this amount be accommodated from within the current approved Council budget together with a contribution of up to a maximum of \$30,000 from Environmental Policy and Planning Unit's Heritage Fund for the upgrading of the plaques. (Refer Summary and Funding Strategy Table).

Wizard's Plaque in Speakers Corner

(i) Scope of Work

- To acknowledge and mark the site where the Wizard speaks by way of an engraved granite plaque in Speaker's Corner (final location yet to be agreed)

(ii) Funding

- \$1,800 is available from the Environmental Policy and Planning Unit, therefore no additional project funding is required.

Chess Set

(i) Scope of Work

- To include a new chess board made of granite paving.
- The Community Relations Unit is to budget for and provide new chess pieces of polyresin (rather than wood) for the new chess board, together with making arrangements for the necessary storage and gaining better access to the board for children.

(ii) Funding

- The laying of granite to form the chess board can be accommodated in the project without the need for additional funding (refer Summary and Funding Strategy Table). \$4,000.

Children's Features

(i) Scope of Work (requires further investigation by EPPU)

The following scope of work was presented to Council in December 1998:

- A heritage trail encouraging children (and adults) to explore different areas and features that they might not otherwise notice.
- Freestanding, interactive pieces of art presenting an opportunity for interactive play.
- A water feature that allows interaction with children and encourages play.
- Note, the existing play equipment in the Square is to be removed. It is in need of considerable upgrading to meet new safety standards and is not considered appropriate in the redeveloped Square.

(ii) Funding

- The Council has already made budget provision for \$100,000 in the current Annual Plan for this work. No additional funding is sought.

Sculpture in the Square

(i) **Scope of Work** (requires further investigation by Turning Point 2000)

- A major artwork is proposed in the area to the north of the ANZ and east of the Central Post Office to mark the new millennium. This work will be carried out during the year 2000.

(ii) **Funding**

- The Community Trust is providing funding of \$226,000 for this artwork.

FUNDING

It is considered essential to complete the currently approved Square Redevelopment project within the Council approved brief, budget and programme. The project is on course for this to be realised in October 1999.

It is recognised that additional items of work or scope changes in this report are pending and that it is critical that some of these scope changes need to be incorporated in the current project for them to be carried out most cost effectively.

There is already a provision of \$58,000 for 'work in the planning stages' in the Council approved budget of \$8.672 million. This was set aside for possible upgrading plaques and fitout of a bus waiting area. The remaining contingency as at 29 January 1999 is \$432,877.

It is recommended that controlled expenditure of the total remaining contingency be permitted at this stage. This reduces the contingency to just above \$400,000. It is stressed that this expenditure is for items outside the current scope of work.

The recommended funding strategy is therefore as follows:

Table: Funding Strategy for Cathedral Square Redevelopment

Note, the table shows scope change items that are currently accommodated in Council approved budgets and other sources of confirmed funding.

Scope Changes	Estimated Value	Funding Source
1. Additional Trees	\$50,000	To be funded from a combination of: <ul style="list-style-type: none"> • \$58,000 for 'work in the planning stages' in the currently approved budget • \$31,000 of the remaining project contingency (\$432,877 as at 29 January which reduces it to \$401,877) • up to a maximum of \$30,000 from EPPU's Heritage Fund
2. Four Ships Court incl plaques (additional)	\$65,000	
3. Chess Board (excl pieces and storage)	\$4,000	
	\$119,000	
4. Children's Play Equipment	\$100,000	Provision in 1998 Annual Plan as follows 1998/99 \$50,000; 1999/00 \$50,000.
5. Sculpture in the Square	\$226,000	Provision made by Community Trust through Turning Point 2000.
6. Wizard's Plaque	\$1,800	To be funded from EPPU's Heritage Fund.

Not included in the above table are the scope changes relating to additional lighting. It is recommended that funding for the proposed wash lighting (\$64,000) be set aside from the remaining project contingency, but not expended until all other project matters are resolved and final accounts settled.

It is recommended that for other additional lighting proposals (feature lighting of buildings, \$94,000; lighting of Colombo Street entries, \$78,000; feature lighting of the Cathedral, \$350,000) the requirements and remaining project contingency be reviewed at the end of the project to finalise design details and funding strategies. Inclusion in future capital works programmes could then be considered at that time if necessary.

The above strategy leaves a total remaining contingency of \$401,877 with a further \$64,000 set aside for future wash lighting, if funding permits.

In summary, no additional funding is being sought for the Cathedral Square Redevelopment project through the 1999/00 budget process.

Recommendation: That the above funding strategy be approved and that no additional funding be applied for through the 1999/00 budget process.