

23. 11. 2000

**COMBINED MEETING OF CITY SERVICES COMMITTEE,  
ENVIRONMENT COMMITTEE AND  
CENTRAL CITY MAYORAL FORUM**

**A combined meeting of the  
City Services Committee, Environment Committee  
and Central City Mayoral Forum  
was held on Wednesday 22 November  
at 11.00am**

**PRESENT:**

**Central City Mayoral Forum:**

The Mayor, Garry Moore (Chairman),  
Councillor Paddy Austin, Mr Richard Ballantyne, Mrs Ros Burdon,  
Mr Craig Boyce, Mr Vincent Chew, Councillor Anna Crighton,  
Mr Mike Fletcher, Mr Antony Gough, Professor Daryl Le Grew,  
Ms Jan McLauchlan, Ms Belle Melzer, Mr John Scott and  
Sir Miles Warren

**City Services and Environment Committees:**

Councillors Paddy Austin, Robin Booth, Sally Buck, David Buist,  
Barry Corbett, Anna Crighton, Graham Condon, Carole Evans, Ian Howell,  
Lesley Keast (from 11.50am), Charles Manning, Ingrid Stonhill,  
Sally Thompson and Ron Wright.

**APOLOGIES:**

Apologies for absence were received and accepted from  
Mrs Lani Hagaman (CCMF), Joy, Lady Simpson (CCMF),  
Councillor Barbara Stewart (CCMF) and Councillor Sue Wells.

The meeting reports that:

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**1. CATHEDRAL SQUARE REDEVELOPMENT PROJECT: STAGE V**

<b>Officer responsible</b> Major Projects Co-ordination Manager	<b>Author</b> Albert Louman, Major Projects Co-ordination Manager, DDI 371-1909
Corporate Plan Output: Corp Plan 2000 edition, Vol II, Operating Budget 7.2.13 and Vol IV, Capital Output 9.5.92	

The purpose of this report is to respond to matters raised by the Mayor relating to the procurement of a design/designer by way of a competition, and further, what is perceived to be an excessively long timeframe to complete the project given the high level of public interest in the project.

**SUMMARY TO DATE**

Reports on the subject of the redevelopment of Cathedral Square - Stage V have been presented to the City Services Committee meeting of 7 November 2000 and the Environment Committee meeting of 9 November 2000. The Committees resolved as follows:

**City Services Committee:**

1. *"That the Council confirm its 1996 decision to close the NW quadrant of the Square to through traffic.*
2. *That the Council proceed with the creation of a pedestrian mall in the NW quadrant of the Square.*
3. *That a sub-committee consisting of the chairman and Councillors. Manning, Howell and Stonhill work with staff to develop a traffic management plan and terms of reference for consultation (The creation of a pedestrian mall is by special order procedure under section 336 of the Local Government Act 1974.)*
4. *That the Mayoral Forum on Central City Revitalisation be requested to formulate a design concept for the pedestrian area for public consultation purposes."*

## 1 Cont'd

### **Environment Committee:**

*"That the Cathedral Square Redevelopment Project – Stage V be discussed at a joint seminar of the City Council and the Central City Mayoral Forum before any decision on the Terms of Reference for this be made."*

The Mayor has subsequently raised his concerns with me as follows:

1. His preference to hold an ideas competition where the objective is a new, innovative, or different approach to the brief that will lead to the physical project.
2. What is perceived as an excessively long timeframe given the level of public interest in the project.

### **DESIGN COMPETITION**

#### **General**

The project is predominantly urban design in nature and is to be made to serve life as it is lived in Christchurch today. The architect is not the prime mover in townscape design. The professional services the Council is looking for can be equally provided by an architect, a landscape architect or a town planner specialising in urban design.

#### **Why a design competition?**

A competition is appropriate if the Council:

- Chooses not to commission a particular (urban) designer or practice.
- Wishes to investigate innovative ideas.
- Wishes to pursue a wider range of design options.
- Considers the project of such public prominence that a wider investigation of design is warranted.

#### **Competition format**

The type of competition is an ideas competition and the methods by which this can be achieved are:

- Open competition – usually open to the general architectural/landscape architectural /town planning community.
- Limited competition – where the limitations restrict entry to a specific category of designer by some form of pre-selection criteria.
- Commissioned competition – where a select group of designers is paid a fee to study and provide solutions to a particular design brief.

#### **STAGING**

The staging of the competition can be:

- One stage – where participants complete all the requirements to the brief in one submission.
- Two stage – where the first stage submission is a general conceptual response from which a small number are selected to further develop their concept.

#### **MANAGEMENT OF A DESIGN COMPETITION**

Like other methods of selecting a consultant/designer, design competitions must be managed carefully and judiciously. The Council should be informed thoroughly about the detailed procedures, methods and techniques involved in holding a competition.

## 1 Cont'd

### GENERAL PROCEDURE

The following is a broad description of how a design competition could be run:

- Discuss project with one or more professional bodies
- Appoint a professional adviser to guide the Council
- Prepare a competition budget
- Decide on the type, method and staging of the competition
- Prepare terms of reference for the project
- Prepare the competition package including the design brief, conditions and eligibility requirements
- Select participants if the competition is limited or commissioned
- Advertise and/or distribute the competition documents
- Appoint a jury
- Receive entries and assess for compliance with the submission and brief requirements
- Judge entries
- Announce the winner and placegetters at an appropriate ceremony including publicity and media releases

It is absolutely critical that a well defined design brief is prepared thereby ensuring a positive outcome to the competition.

The chosen design needs to complement the "groundwork" that has been laid already rather than detracting from it.

It is also important to note that elements of different (competition) designs cannot be "mixed and matched". The end result needs to be fully integrated and harmonious.

### ALTERNATIVE APPROACH

The alternative approach covered in the report to the 9 November 2000 Environment Committee suggests the appointment of an urban design specialist following the issue of a request for proposals including selection criteria and receipt of acceptable proposals.

Design solutions would not normally be offered at this point in time as no design brief would have been prepared at this stage.

### WORK IN HAND

There will be significant visual change in Cathedral Square over the next few months:

- The planters outside the Heritage/Millennium hotels are in place.
- A set of 40 planter boxes with flowers will be installed in the SE quadrant in the week commencing 11 December 2000.
- A second set of approximately 40 planter boxes will be installed in the remainder of the Square in the first week of March 2001
- Flowers in the first set of 40 planter boxes will be changed in the first week of March 2001
- The chess set with seating and storage will be in place by 1 March 2001
- Changes to the planting under the trees in the Four Ships' Court will be actioned in early February 2001.

### TIMEFRAME FOR STAGE V DEVELOPMENT

In addition on the above changes already planned, implementation of Stage V will be undertaken as rapidly as possible. At this time, however, a concise "fast track" timetable cannot be specified. The following matters will have a bearing on such a timetable:

- Adoption by the Council of the terms of reference for the project *including a precise statement of design objectives/scope of work*
- Preparation and adoption by the Council of the design brief
- Holding a competition

## 1 Cont'd

- Preparation and adoption by the Council in February 2001 of a traffic management plan and terms of reference in accordance with the special order procedures
- Adoption by the Council of a budget for the project
- The special order procedures including the first Council resolution, calling for submissions, hearing, second Council resolution and appeal period.

Following consideration of the foregoing report, the combined meeting decided to submit the following recommendations to the Council.

- Recommendation:**
1. That a Statement of Functional Requirements/Uses by Area for Cathedral Square be developed for approval by the Council in February 2001.
  2. That a joint seminar of the Environment and City Services Committees and the Central City Mayoral Forum be held in February 2001 prior to the Council meeting to sign off on the Functional Statement of Requirements by Area.
  3. That the Council proceed with the process to create a pedestrian mall in the north-west quadrant of Cathedral Square.
  4. That a subcommittee comprising the Chairman and Councillors Manning, Howell and Stonhill work with staff to develop a traffic management plan and terms of reference for consultation (the creation of a pedestrian precinct being subject to the successful completion of the special order procedures prescribed under section 336 of the Local Government Act 1974).

The meeting concluded at 3.00pm.

**CONSIDERED THIS 23RD DAY OF NOVEMBER 2000**

**MAYOR**