

2. CATHEDRAL SQUARE REDEVELOPMENT PROJECT – STAGE V

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PURPOSE

The Terms of Reference (T.O.R.) is a document that conveys the purpose and requirements of the project to the project team.

It must have the approval of the Council before effective development planning can proceed.

INTRODUCTION

The development and adoption of the Terms of Reference is probably the most important phase in the whole project. At this point in time, **Councillors determine what has to be done (not how)** and whether it should be done at all.

It is important to ask questions when considering the Terms of Reference. A result of asking questions may be that the project's objectives will change. Whatever happens, the final desired outcome should be clearly stated and approved.

BACKGROUND

The Council adopted in November 1996 a concept plan for the redevelopment of Cathedral Square (*Appendix 3 to the T.O.R.*) including the temporary use of the north-west quadrant for commuter buses.

The principal design objectives (*Appendix 2 to the T.O.R.*) aim to complement the adopted concept plan.

The departure of the commuter buses from Cathedral Square in April 2001 enables the creation of a pedestrian mall over part of the existing carriageway that connects Worcester Street West with Colombo Street North. A report by the City Streets Manager to the City Services Committee meeting scheduled for 7 November 2000 recommends that the legal process to create a pedestrian mall be proceeded with forthwith. This will be for the Council to debate at its 23 November meeting.

BUDGET

Current monetary provision is covered in the Terms of Reference document. It is anticipated that this will not suffice and additional funding needs to be provided through the 2001/02 Annual Plan process. (Item 7 of the indicative programme attached as Appendix 4 to the T.O.R. refers.)

PROGRAMME

If Council approval to proceed with the creation of a pedestrian mall is given then these Terms of Reference start off the project. A critical item is the special order procedure to establish a pedestrian mall under section 336 of the Local Government Act 1974.

If the Council wishes to investigate the creation of a pedestrian mall through the consultation process, then these Terms of Reference will be amended accordingly. Currently it is indicated that the project will be completed by the end of August 2002. Every effort to advance that date will be made during the further development of the project.

PROJECT CONTROL

The management of the project will be undertaken by the Project Control Group (PCG). The PCG functions as the communication and decision-making body for the project.

It is established for the purpose of co-ordinating all significant aspects of design formulation and development, construction, programme and budget in the most efficient manner.

The PCG provides the formal interface between the client (sponsor) and the consultant team.

Recommendation: That the Cathedral Square redevelopment project – Stage V be discussed at a joint seminar of the Christchurch City Council and the Central City Mayoral Forum, before any decision on the terms of reference is made.