

24. 5. 2001

## REPORT OF THE CATHEDRAL SQUARE REDEVELOPMENT REVIEW TEAM

### PART A - MATTERS REQUIRING A COUNCIL DECISION

#### 1. CATHEDRAL SQUARE REDEVELOPMENT

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Corporate Plan Output: Advice to Council	

The purpose of this report is to report to the Council on progress towards completing Cathedral Square, following the Council seminar on 15 May.

#### INTRODUCTION

The current redevelopment of Cathedral Square has been under active consideration by the Council since 1991. The adoption of a long-term vision for the Square in December 1996 foresaw the eventual removal of public transport buses from the Square and the creation of an essentially pedestrianised Square. Design work followed by construction occurred over the period 1997-2000.

A decision was made to use granite paving stones, sourced from China, and there have been subsequent difficulties and concerns relating to their laying and ongoing maintenance together with a degree of adverse public reaction to the finished result. This has led to the issue of the final design (Stage V) and the process of achieving that design receiving further consideration by the Council. The construction of the new Bus Exchange and removal of buses from the Square commencing from 20 November 2000 and completed on 30 April 2001 has meant the need to commit to completion of this Stage V area perhaps rather earlier than first anticipated. At the same time elsewhere in the Square some elements still require completion (eg lighting), repair, or other fine tuning.

At its meeting on 23 November 2000, the Council adopted five resolutions relating to Cathedral Square redevelopment. These related to functional requirements/use by area of the Square, appointing a subcommittee to develop a traffic management plan for the Stage V area, and a request for the appointment of appropriate design consultants for Stage V to be recommended to the Council.

At the February meeting the Council resolved:

1. That Ian Athfield and James Lunday, together with the Senior Professional - Project Management and the Central City Policy Team Leader, review the design of Stage V of Cathedral Square.
2. That this team consult with the Canterbury Branch New Zealand Institute of Architects, Central City Committee.
3. That the team co-ordinate its proposals and the views of the Traffic Management Subcommittee established at the November 2000 Council meeting.

Following an extensive period of public consultation which included meetings with key Cathedral Square stakeholders and a public awareness campaign seeking submissions, organised by The Press newspaper, ideas developed by the team were presented to a Councillors seminar on Tuesday 15 May. These were summarised in the report "Towards Completing the Square", made available to all Councillors at the seminar.

Informal support for many of the ideas presented was shown at the seminar, and public reaction since has been generally favourable. The work done so far was not intended to be a blueprint for final decision-making and construction, but rather it described a process and put forward ideas for consideration and endorsement before continuing a programme of consultation and development of concepts for implementation.

## **NEXT STEPS**

Some of the proposals related to repairing and fine tuning existing parts of the redeveloped Square, while others proposed significant new work. While the latter may require a great deal more consultation and investigation, there are some ideas that can be implemented quite quickly. These include, for example, the repair/replacement of pavers at the northern, eastern and southern entrances to the Square, the selecting and planting of additional trees, and development of the heavy bollards proposal.

The project can therefore be separated into two segments, the first involving maintenance and improvements for which there is widespread support, and the second where further work is necessary and design and costings need detailed research.

In the meantime, the "fix-it" campaign of The Press newspaper is set to continue with a further feature article describing the Design Team's ideas, and seeking public response. This will be a useful barometer of public acceptance or otherwise of the proposals.

From here the following is the process to be followed, adjusted as necessary to allow for urgent and agreed elements to proceed quickly:

- (a) Ongoing consultation
- (b) Concept planning
- (c) Outline specifications
- (d) Identification of exclusions
- (e) Identification of issues relating to resource consent approval
- (f) Staging
- (g) Estimated cost/s and funding
- (h) Programme
- (i) Management of project

This will lead to the production of the Concept Design Report and enable the Council to decide to proceed with developed design, working drawings, specifications and the calling of tenders.

- Recommendation:**
1. That the Council authorise preparation of the Concept Design Report and further that Ian Athfield and James Lunday be engaged to prepare the Concept Design Report from already allocated budgets.
  2. That the repair/replacement of pavers at the northern, eastern and southern entrances to the Square, and the selection and planting of additional trees proceed immediately and that the Senior Professional Project Management prepare a report to the June 2001 Council meeting (through the Projects and Property Committee) addressing technical, planning, cost, funding and timing issues.

**CONSIDERED THIS 24TH DAY OF MAY 2001**

**MAYOR**