

4. CASHEL MALL

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The purpose of this report is to seek approval to commence the upgrading of the City Mall.

BACKGROUND

The City Mall is that section of Cashel Street from Oxford Terrace to High Street and the section of High Street from Cashel Street to Hereford Street.

The City Mall came into being in 1982 when the Council resolved to change the bylaw and make it a pedestrian only area. The whole area was paved, in three stages, over the next 10 years.

After internal and external consultation the project team brought some ideas to the Sustainable Transport and Utilities Committee in May 2003. In October 2003 the project team conducted a walkabout through the Mall with the Committee which resulted in an expanded project.

A seminar was held on 19 March 2004 to present an expanded version of the upgrading of the Mall and surrounding areas.

MARCH 2004 SEMINAR

Dennis Preston, Landscape Architect presented a proposed plan for the Mall and surrounding areas. It also included opportunities for public artworks and estimated costs to complete all the proposals.

The current budget allocations are;

- 2002/03 \$20,000 (spent)
- 2003/04 \$40,000 (\$15,000 spent and balance would be to complete final designs ready for tender)
- 2004/05 \$504,000 (this amount includes \$60,000 allocated for public artworks from the Art in Public Places budget)

The estimated costs to complete all the proposals for the City Mall and the surrounding area of the Bridge of Remembrance, High Street from Cashel Street to Manchester Street and Cashel Street from High Street to Manchester Street is estimated at \$1,936,700 (see attachment).

The project team recommended to the Committee at the seminar that the first three items on the proposal list be undertaken with the budget allocation available as these met the original objectives of the project. The seminar also suggested that the Council should consider constructing a number of covered café areas in the mall, which could be leased on a cost recovery basis. A second recommendation was that funding be procured from appropriate budgets for the rest of the work.

Following discussions, the project team were requested to leave refurbishment of the amphitheatre area until work has been completed on the new Hallensteins building project and to take into account the youth activities in this area.

The project team has also investigated where funding for the other proposals in the Mall area could be sourced. As the work to be carried out is capital work rather than maintenance, the only source available would be the Metropolitan Christchurch Transport Strategy (MCTS) funding. Additional funding could be allocated in the 2006/07 financial year from the MCTS Central City pedestrian and landscaping programme, although this would have to be considered in terms of the overall priority of central city transport projects being funded from these funds. For example, whilst there is some \$2M for transport projects in the south central city (previously listed as Colombo Street and Lichfield-Tuam Streets), if proposals associated with current work in that area require additional funding, it is likely that they may be accorded a higher priority than additional City Mall upgrading. However, there are no specific priorities proposed currently, as neither the MCTS funding has been approved, nor have specific projects been proposed from the south central city study (through the Central City Transport Working Group).

Recommendation:

1. That the refurbishing of the City Mall lighting, the seating round the small trees, and the circular seating and surrounds of the large trees be undertaken within the current budget.
2. That, should the MCTS additional funding be confirmed, the Sustainable Transport and Utilities Committee indicate a priority to be assigned to this project (to complete the refurbishment of the City Mall and surrounding areas in High Street and Cashel Street) in the allocations of funding from the MCTS budget provisions for 2006/07 for Central City pedestrian areas.
3. That the Council work closely with business interest in the refurbishment of the City Mall and surrounding areas in High Street and Cashel Street.